THE NAIROBI CITY COUNTY GOVERNMENT



Park laid by

Hun. Twemich Themole

on 18/09/19

THE NAIROBI CITY COUNTY ASSEMBLY

SECOND ASSEMBLY – THIRD SESSION

JOINT REPORT OF THE SECTORAL COMMITTEES ON TRADE, TOURISM & CO-OPERATIVES; AND PLANNING & HOUSING

ON

THE CONSIDERATION OF THE PETITION BY DANDORA I TOTAL STALL MARKET TRADERS ON THE DEMOLITION OF THEIR STRUCTURES

Clerk's Chambers, CITY HALL, NAIROBI.

Edition: Sept. 2019



Contents

1.0. PREFACE	1
1.1. MANDATES OF THE COMMITTEES	1
1.2. OVERSIGHT	2
1.3 COMMITTEES COMPOSITION	3
1.4. TASKS ACCOMPLISHED	4
1.5. THE PETITION – THE PRAYER	4
1.6. ACKNOWLEGDMENT	6
2.0. BACKGROUND INFORMATION	7
3.0. INVESTIGATIONS – BACKGROUND INFORMATION	8
3.1. SUBMISSIONS FROM THE VARIOUS WITNESSES WHO APPEARED BEFORE THECOM	
3.1.1 Submissions by the Petitioners	
3.1.2. Submissions by the officers from County Executive Department of Markets	10
3.1.3. Submissions by the Acting Director for County Lands Survey	10
3.1.4. Submissions by the Embakasi North Sub-County Inspectorate Commander	11
3.1.5. Submissions by Mr. Justus Kathenge (County Chief Officer for Urban Planning)	11
3.1.6. Submissions by the Director of City Inspectorate	11
3.1.7. Submissions by the Officer Commanding Police Station at Dandora Police Station	12
4.0. FINDINGS, OBSERVATIONS & RECOMMENDATIONS	13
4.1. FINDINGS	13
4.2. OBSERVATIONS	14
4.3. RECOMMENDATION	15
ANNEXES	15

0 Page

Joint Report of the Sectoral Committees on Trade, Tourism & Cooperatives; and Planning & Housing on the Petition by Dandora I Total Stall Traders Regarding the Demolition of their stalls by the County Officials.

1.0. PREFACE

On Wednesday 26th September, 2019, a petition was tabled before the Assembly pursuant to Standing Order No. 208(1)(b) by the Hon. Peter Wanyoike, MCA, Member for Dandora I Ward on behalf of Dandora I Total Stall Traders who are traders in Dandora I Ward, who numbered 20, being citizens in Nairobi City County of the Republic of Kenya;

Pursuant to the County Assembly Standing Orders, the petition was referred to the Sectoral Committees on Trade, Tourism and Cooperatives; and Planning and Housing for consideration and preparation of a report within 45 days. The Committees were to consider the petition pursuant to Standing Order 215 (2). However, the joint sittings of the Committees were not fruitful due to differing work plans. the Sectoral Committee of Trade, Tourism and Cooperatives at its meeting held on Thursday, 22nd November, 2018 while reviewing the petition by the Dandora I Total Stall Traders noted the delay in consideration of the petition due to conflicting schedules between the Committee and the Sectoral Committee on Planning and Housing. The Committee resolved to pursue the petition on its own instead of joint with the Sectoral Committee on Planning and Housing to avoid further delays; and thereafter share the findings with the Sectoral on Planning and Housing.

1.1. MANDATES OF THE COMMITTEES

The Sectoral Committees on Trade, Tourism and Cooperatives; and Planning and Housing are established under Standing Order No. 203 (1), with the following terms of reference pursuant to Standing Order 203 (6): -

- 1.1.1. investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned departments;
- **1.1.2.** study the programme and policy objectives of departments and the effectiveness of the implementation;
- 1.1.3. study and review all county legislation referred to it;

- 1.1.4. study, assess and analyse the relative success of the departments as measured by the results obtained as compared with its stated objectives;
- 1.1.5. investigate and inquire into all matters relating to the assigned departments as they may deem necessary, and as may be referred to them by the County Assembly;
- 1.1.6. vet and report on all appointments where the Constitution or any law requires the County Assembly to approve, except those under Standing Order 196(Committee on Appointments): and
- **1.1.7.** make reports and recommendations to the County Assembly as often as possible, including recommendation of proposed legislation.

The Sectoral Committee on Trade, Tourism and Cooperatives is mandated to consider the following subjects: -

In accordance with the Third Schedule of the Standing Orders, the Sectoral Committee on Trade, Tourism and Cooperatives is mandated to consider all matters relating to:

- "trade development and regulation, including markets, trade licenses (excluding regulation of professions), fair trading practices, local tourism and cooperative societies, Betting and Casinos and other forms of gambling and liquor licensing".

The Sectoral Committee on Planning and Housing mandated to consider the following subjects: -

In accordance with the Third Schedule of the Standing Orders, the Sectoral Committee on Planning and Housing is mandated to consider all matters relating to: - "County planning and development, including statistics, land survey and mapping, boundaries and fencing, housing and outdoor advertisement".

1.2. OVERSIGHT

The Sectoral Committee on Trade, Tourism & Cooperatives exercise its oversight role on the work and administration of the Commerce, Tourism and Cooperatives Sector.

Joint Report of the Sectoral Committees on Trade, Tourism & Cooperatives; and Planning & Housing on the Petition by Dandora I Total Stall Traders Regarding the Demolition of their stalls by the County Officials.

While, the Sectoral Committee on Planning and Housing exercise its oversight role on the work and administration of the Lands, Planning, Urban Renewal and Housing Sectors.

1.3 COMMITTEES COMPOSITION

The Sectoral Committee on Trade, Tourism & Cooperatives comprises the following Members: -

- 1. Hon Charles Thuo Wakarindi, MCA
- Chairman
- 2. Hon. Jeremiah Karani Themendu, MCA -
- Vice-Chairman
- 3. Hon. Naftaly Wagura Mathenge, MCA
- 4. Hon. Redson Otieno Onyango, MCA
- 5. Hon. Mary Njuguna Njambi, MCA
- 6. Hon. Doris Ngoyo Kanario, MCA
- 7. Hon. Mary Arivisa Mwami, MCA
- 8. Hon. Jacinta Wanjiru, MCA
- 9. Hon. Jane Muasya, MCA
- 10. Hon. Cecilia Achieng Ayot, MCA
- 11. Hon. Patrick Musili Mbangula, MCA
- 12. Hon. Wilfred Odalo Oluoch, MCA
- 13. Hon. Jayendra Virchand Malde, MCA
- 14. Hon. Maurice Ochieng Onyango, MCA
- 15. Hon. Lawrence Otieno Odhiambo, MCA
- 16. Hon. Paul Ndung'u Irungu, MCA
- 17. Hon. Benson Mwangi Macharia, MCA
- 18. Hon. Samuel Ng'ang'a Mwangi, MCA
- 19. Hon. Millicent Wambui Mugadi, MCA

The Sectoral Committee on Planning and Housing comprises the following Members: -

- 1. Hon. Anthony Karanja, MCA
- Chairperson
- 2. Hon. Husni Mohamed Alawi, MCA
- Vice-Chairperson
- 3. Hon. Abdi Ibrahim Hassan, MCA

- 4. Hon. Elias Otieno Okumu, MCA
- 5. Hon. Paul Kados, MCA
- 6. Hon. Alvin Olando Palapala, MCA
- 7. Hon. Geoffrey Ng'ang'a, MCA
- 8. Hon. Daniel Ngengi, MCA
- 9. Hon. Waithera Chege, MCA
- 10. Hon. Joseph Wambugu, MCA
- 11. Hon. Ruth Ndumi, MCA
- 12. Hon. Naftali Owuor Ogola, MCA
- 13. Hon. Carolyne Mayunzu, MCA
- 14. Hon. John Kyalo Mulyungi, MCA
- 15. Hon. Redson Otieno Onyango, MCA
- 16. Hon. Geophrey Majiwa, MCA
- 17. Hon. Patricia Musyimi, MCA
- 18. Hon. Leah Supuko, MCA
- 19. Hon. Mark Ndung'u, MCA

1.4. TASKS ACCOMPLISHED

The Committee proceeded with the consideration of the petition as follows:

Held sittings for: -

- (a) Setting up the Terms of Reference consideration of the prayers;
- (b) Meeting with the Petitioners
- (c) Meeting the County Executive Officers
- (d) Meeting with other witnesses

1.5. THE PETITION – THE PRAYER

On Wednesday 26th September, 2018, the Hon. Peter Wanyoike, MCA, Member for Dandora I Ward, tabled a petition on behalf of Dandora I Total Stall Traders pursuant to the provisions of Standing Orders 208(1)(b) and 213(3).

In their petition, the petitioners wished to draw the attention of the County Assembly to the following: -

4 | Page

Joint Report of the Sectoral Committees on Trade, Tourism & Cooperatives; and Planning & Housing on the Petition by Dandora I Total Stall Traders Regarding the Demolition of their stalls by the County Officials.

That: -

- a) As residents of Nairobi City County and bona fide small scale traders within Dandora I Ward in an area popularly known as 'Total' and members of a duly registered self-help group known as 'Total Stall Market Self-help group' expressed their concerns regarding forceful and illegal demolition of traders' stalls by the County Government officials.
- b) The traders initially occupied and operated from an area adjacent to the Dandora Primary School before being re-located to the demolished site in 2004 by the Authorities citing interference with the School learning activities. The current site plot No. 15 was allocated to the traders by the defunct City Council.
- c) The traders have operated on the said plot un-interrupted since 2004 and the defunct City Council and its successor the County Government has been collecting revenue from the traders in form of trade licenses and land rates as demonstrated by various official receipts issued. In addition, the County Government has been providing amenities such as toilets and waste/garbage services and approved constructions on the plot.
- d) On Wednesday, 29th August, 2018 the County Government officials without notice or lawful cause and armed with bulldozers descended on the traders' stalls and demolished them including goods therein.
- e) The inhumane and illegal action by the County Government rendered the traders helpless without any economic activity to support their living thus depriving them their economic and social rights under Article 43 of the Constitution, 2010, and further violating the traders' right to own property under Article 40 of the Constitution 2010.

Therefore, the petitioners humbly pray that the County Assembly intervene and ensure that the County Executive;

- i) Restores the traders to their trading site on plot number 15 at the Total area in Dandora I Ward:
- ii) Re-construct the demolished stalls; and

iii) Compensate the traders' goods destroyed during the illegal demolition

1.6. ACKNOWLEGDMENT

The Committees wishes to sincerely thank the Offices of the Speaker and the Clerk of the County Assembly for the necessary support extended to it in the execution of its mandate.

Being the Chairpersons of the Committees, we take this opportunity to thank all the Members of both Committees for their dedication and hard work during the long sitting hours under tight schedules which enabled us to complete the tasks.

The Committee wishes to record its appreciation for the services rendered by the staff of the County Assembly attached to the Committees. Their efforts made the work of the Committees and the production of this Report possible.

Finally, it is now our pleasant duty, on behalf of the Sectoral Committees on Trade, Tourism and Cooperatives; and Planning and Housing to present this report to the Assembly pursuant to the provisions of Standing Orders 215 (2) of the County Assembly.

SIGNED:

THE HON. CHARLES THUO WAKARINDI, MCA
(CHAIRMAN)

SECTORAL COMMITTEE ON TRADE, TOURISM & COOPERATIVES

DATE.

SIGNED:

THE HON. ANTHONY KARANJA KIRAGU, MCA

(CHAIRMAN)

SECTORAL COMMITTEE ON PLANNING AND HOUSING

Page

Joint Report of the Sectoral Committees on Trade, Tourism & Cooperatives; and Planning & Housing on the Petition by Dandora I Total Stall Traders Regarding the Demolition of their stalls by the County Officials.

2.0. BACKGROUND INFORMATION

On Wednesday 26th September, 2019, a petition was tabled before the Assembly pursuant to Standing Order No. 208(1)(b) by the Hon. Peter Wanyoike, MCA, Member for Dandora I Ward on behalf of Dandora I Total Stall Traders who are traders in Dandora I Ward, who numbered 20, being citizens in Nairobi City County of the Republic of Kenya.

Pursuant to the County Assembly Standing Orders, the petition was referred to the Sectoral Committees on Trade, Tourism and Cooperatives; and Planning and Housing for consideration and preparation of a report within 45 days. The Committees were to consider the petition pursuant to Standing Order 215 (2). However, the joint sittings of the Committees were not fruitful due to differing work plans. the Sectoral Committee of Trade, Tourism and Cooperatives at its meeting held on Thursday, 22nd November, 2018 while reviewing the petition by the Dandora I Total Stall Traders noted the delay in consideration of the petition due to conflicting schedules between the Committee and the Sectoral Committee on Planning and Housing. The Committee resolved to pursue the petition on its own instead of joint with the Sectoral Committee on Planning and Housing to avoid further delays, and thereafter, share the findings with the Sectoral Committee on Planning and Housing.

The Sectoral Committee on Trade, Tourism and Cooperatives, went to consider the Petition by inviting various witnesses who provided information both orally and in writing.

In their petition, the petitioners wished to draw the attention of the Assembly to the demolition of their stalls by the County Government officials on Wednesday, 29th August, 2018 without any notice or lawful cause.

The Petitioners informed that they initially occupied and operated from an area adjacent to the Dandora Primary School before being re-located to the demolished site in 2004 by the Authorities citing interference with the School learning activities. The current site plot No. 15 was allocated to the traders by the defunct City Council. The traders have been operating on the said plot un-interrupted since 2004. The

defunct City Council and its successor the County Government has been collecting revenue from the traders in form of trade licenses and land rates as demonstrated by various official receipts issued. In addition, the County Government has been providing amenities such as toilets and waste/garbage services and approved constructions on the plot.

The Petitioners informed that the inhumane and illegal action by the County Government rendered them helpless without any economic activity to support their living thus depriving them their economic and social rights under Article 43 of the Constitution, 2010, and further violating the traders' right to own property under Article 40 of the Constitution 2010.

The Petitioners prayers for the County Assembly to intervene and ensure that the County Executive;

- a) Restores the traders to their trading site on plot number 15 at the Total area in Dandora I Ward:
- b) Re-construct the demolished stalls; and
- c) Compensate the traders for goods destroyed during the illegal demolition

3.0. INVESTIGATIONS – BACKGROUND INFORMATION

Having been seized of the Petition pursuant to the Speaker's directions and Committee having resolved to pursue the matter; it commenced its investigations by inviting the Petitioners to a meeting of the Committee on Wednesday, 24th April, 2019 to shed more light on the petition. From the submissions by the Petitioners, the Committee resolved to invite the following officers to meetings of the Committee on different dates to shed more light on the matter: -

- o County Executive Officer in charge of Markets;
- o Sub-County Inspectorate Commander
- o Justus Kathenge Chief Officer Urban Planning
- o Kinuthia (the alleged owner of the land)
- o County Lands Surveyor; and
- o OCS Dandora Police Station

3.1. SUBMISSIONS FROM THE VARIOUS WITNESSES WHO APPEARED BEFORE THE COMMITTEE

The Committee held several meetings with various witnesses with the aim of obtaining necessary facts to enable the Committee make informed conclusions and recommendations. The Committee met various witnesses as follows: -

3.1.1 Submissions by the Petitioners

On Wednesday, 24th April, 2019, the Committee held a meeting with the representatives of the Petitioners who were identified as follows:

- i. Mr. Francis K. Mwangi
- ii. Mr. John Njoroge Njenga
- iii. Mr. Paul Gathano Maina
- iv. Ms. Agnes Wambui

During the meeting, the Committee was informed as follows;

That: -

- a) the Dandora 1 Total Stalls Traders informed the Committee that Total Stalls Traders was a self-help group known as "Total Stall Market Self-help Group". The Traders operated from an area adjacent to Dandora Primary School before being relocated in 2004 to the current land which belong the City Council under the Housing Development Department citing interference with the learning activities.
- b) the traders were given greenlight by the Housing Development Department to construct stalls where every trader was to construct his/her own stall and that basic amenities such as toilets were built by Athi Water at a cost of Kshs. 3.5 million and the defunct City Council and the County Government has been collecting revenue from the traders.
- c) It was not until 2014 when someone claimed to own the parcel of land and that one day in 2018, the County officials without notice to either traders, Sub-County Administrator or area Member of the County Assembly and armed with bulldozers demolished the stalls where one County Askari (Emma) was in charge of the demolition. Upon questioning by the Traders, Emma informed

them that she received orders from one Kathenge to undertake the demolitions.

d) The Officer Commanding Police Station at Dandora police station had barred the traders to access the land, took the carwash machine belonging to the traders and pulled down County Government signboard which had been erected on the land.

3.1.2. Submissions by the officers from County Executive Department of Markets

On Tuesday, 7th May, 2019 at 11.30 am, the Committee held a meeting with the County Executive Committee Member responsible for Commerce, Tourism and Cooperatives who was accompanied by the Chief Officer for Trade and Industrialization and the Directors for Markets and Trade. During the meeting, the Committee was informed that the Sector had written to the lands department requesting information on all the parcels of land proposed for markets in the County. The Sector was unable to ascertain that the land in contention belonged to the County and was intended for a market. On revenue collection from the traders in Dandora I, the County Executive informed that there was no revenue being collected from the said traders.

3.1.3. Submissions by the Acting Director for County Lands Survey

On Tuesday, 7th May, 2019 at 2.30 pm, the Committee held a meeting with the Acting Director for County Land Survey. During the meeting, the Committee was informed as follows:

That: -

- a) the allottee was allocated a part of the land as a stall in a common workshop as was indicated on a Certified True Copy of Allocation letter Ref: HDD/1023/64.PA/CAM/LS dated 15th July, 1993. In addition, the late Surveyor Mwaura signed a beacon certificate which was approximately a quarter of an acre.
- b) the alleged owner of the land was claiming about two acres of the land which covers the entire workshop area. The Director further stated that in a letter Ref: HDD/8DP/2/NN/hm dated 27th January, 2011 written by the former

Director for Housing Development Department, the alleged owner of the land was informed that he was never officially allocated land of such magnitude.

c) the alleged owner should wait for a market to be constructed, then he would be allocated a stall just like other beneficiaries.

3.1.4. Submissions by the Embakasi North Sub-County Inspectorate Commander

The Committee held a meeting with the Embakasi North Sub-County Inspectorate Commander on Wednesday, 8th May, 2019. During the meeting, the officer informed the Committee that on at 29th August, 2018, she received an order from her boss (Chief Officer for Security & Compliance) to provide security to City Planning officers on were on duty in her jurisdiction. She was to provide security to the officers whose assignment was to demolish structures built on a parcel of land in Dandora I Ward. She further stated that as required and expected, she provided security in collaboration with the National Police where the exercise ended successfully. The officer stated that she had no knowledge of the ownership of the land since she had just been promoted to the office of Sub-County Commander on the 23rd day of August, 2018.

3.1.5. Submissions by Mr. Justus Kathenge (County Chief Officer for Urban Planning)

On Tuesday, 14th May, 2019, the Committee held a meeting with the Chief Officer for Urban Planning (Mr. Justus Kathenge) after being re-invited a second time after he failed to turn up on the first invitation. During the meeting, the Chief Officer informed the Committee that he did not participate in the demolition of the stalls. The Committee made reference to a letter written by the Chief Officer for Security to the District Commissioner for Njiru and copied to the Chief Officer for Urban Planning on the demolition of the stalls. The Officer informed that he was not aware of such a letter nor had he had any discussion with the Chief Officer for Security with regard to the matter. He further stated that he was not aware of the demolition at Dandora I.

3.1.6. Submissions by the Director of City Inspectorate

On Tuesday, 28th May, 2019, the Committee held a meeting with the Director of City Inspectorate who was representing the Chief Officer for Security and Compliance after

being re-invited a second time after he failed to turn up on the first invitation. During the meeting, the Director informed the Committee as follows;

That: -

- a) on 29th August, 2018, they instructed the Sub-County Commander at Embakasi North to accompany officers from the department of Urban Planning on the operation to demolish illegal structures built on plot No. 1067 in Dandora I. According to the Director, the demolition was done by the Department of Urban Planning as the role of the Department of Security and Compliance was to provide security to all County properties and employees who were on official duty.
- b) The Director stated that the complainant (who is the alleged owner of the parcel of land) wrote to the County Chief Officer for Urban Planning who authorized for the demolition of the structures.
- c) the Director informed the Committee that he could not ascertain the owner of the land as the role of his department was to provide security to County officers who were on official duty.

3.1.7. Submissions by the Officer Commanding Police Station at Dandora Police Station

The Officer Commanding Police Station at Dandora Police Station appeared before the Committee on 29th May, 2019 after he failed to honour the first invitation citing the protocol issues. During the meeting, the officer requested for more time to allow him prepare a comprehensive response to issues raised with regard to the petition.

The Officer re-appeared before the Committee on Tuesday, 11th June, 2019. During the meeting, the Officer informed the Committee as follows;

While briefing the Committee on the circumstances that led to the demolition of the stalls, the O.C.S informed that he had received a request from the County Government to provide security for the County officers who were to undertake the demolition. He added that the police officers were to provide security and not to participation in the demolition.

On the removal of the County Government signboard, the O.C.S informed that the signboard was removed by the alleged owner of the land who was escorted by the police officers after the County Government had denied ownership of the contested land. The signboard was kept at the Dandora Police Station.

The O.C.S informed that after the demolition, he assumed that the land belonged to the alleged owner by the name "James Kinuthia". Therefore, he was to protect it against encroachment. According to the O.C.S, the land belonged to James Kinuthia. The Officer urged the County Government to establish clear ownership of the land to avoid unnecessary battles.

On the materials from the demolished stalls, the O.C.S informed that he did not take any materials from the demolition site. He added that what he used to beautify the Police Station was from a railway line near the police station.

On prohibition to access the land by the trader, the O.C.S informed the Committee that there was a letter from the County Government prohibiting any individual or group of individuals from accessing the land since the land was in dispute and the owner is unknown.

The O.C.S emphasized the need for the County to establish the legitimate owner of the land the matter may lead to bloodshed if not resolved amicably.

4.0. FINDINGS, OBSERVATIONS & RECOMMENDATIONS

4.1. FINDINGS

Upon perusals of documents submitted by the witnesses, the Committee made the following Finding.

That: -

i) The structures were demolished due to lack of County approvals and that they were in a security risk prone area; the structures did not comply with building standards, unsafe and lacked proper sanitation facilities and sewage disposal rendering them unsuitable for human habitation;

- ii) To reduce the increasing demand for markets in the County, the Sector plans to identify all County lands that were meant for markets. The Sector has requested for a report from the Lands Department on all County lands that were meant for markets:
- iii) The Sector of Commerce, Tourism and Cooperatives plans to build a modern market in the area as it was meant for a common workshop. A budget has been set side on the same;

4.2. OBSERVATIONS

Upon perusals of documents submitted by the witnesses, the Committee made the following observations.

That: -

- ✓ The Sector of Commerce, Tourism and Cooperatives was not aware of the
 existence of such a land. The Sector has requested for a report from the Lands
 Department. Following the directive by the Governor during a visit to Dandora
 Stadium, the Sector has set a budget to commence the construction of a modern
 market in the area in the financial year 2019/2020;
- ✓ From the land surveyor's report, the alleged owner of the parcel of land was allocated a quarter an acre out of the two acres which was meant for a market;
- ✓ The structures were demolished by the County department of Urban of Planning due to lack of County approvals and that they were in a security risk prone area; according to a letter dated 28th February, 2017 from the Ministry of Transport, Infrastructure, Housing and Urban Development to the County Secretary informing on the outcome of an inspection that was conducted by the Ministry on 19th December, 2016, the structures did not comply with building standards, they were unsafe and lacked proper sanitation facilities and sewage disposal rendering them unsuitable for human habitation.

4.3. RECOMMENDATION

Following the submissions by the various witnesses, the Committees makes the following recommendations: -

That: -

- 1. The County Department of lands to furnish the County Assembly with a report on all public land set aside for construction/use as markets within sixty (60) days;
- the County Executive Committee Member responsible for lands to gazette
 all public land set aside for markets within thirty (30) days of establishing
 such land to pave way for the commencement of the construction of the
 proposed modern market in the area;
- That the traders whose structures were demolished be considered for allocation of stalls once the proposed construction of modern market is complete;
- 4. The County Executive Committee Members responsible for Lands and Trade to identify a temporary place for the traders to undertake their businesses within sixty (60) days from the date of tabling of this report; and
- 5. The alleged owner of the parcel of land should be accommodated in the proposed modern market by allocating him a stall once the construction is complete.

ANNEXES

- a) Minutes
- b) Submissions from the Witnesses

MINUTES OF THE 64TH SITTING OF THE NAIROBI CITY COUNTY ASSEMBLY SECTORAL COMMITTEE ON TRADE, TOURISM AND COOPERATIVES HELD ON TUESDAY 17TH SEPTEMBER, 2019 AT 11.30 AM IN ROOM 3, CITY BUILDING.

Chairman

Vice-Chairman

PRESENT

- 1. Hon Charles Thuo Wakarindi, MCA
- 2. Hon. Jeremiah Karani Themendu, MCA
- 3. Hon. Samuel Ng'ang'a Mwangi, MCA
- 4. Hon. Doris Ngoyo Kanario, MCA
- 5. Hon. Redson Otieno Onyango, MCA
- 6. Hon. Maurice Ochieng Onyango, MCA
- 7. Hon. Mary Njuguna Njambi, MCA
- 8. Hon. Jacinta Wanjiru, MCA
- 9. Hon. Jayendra Virchand Malde, MCA
- 10. Hon. Benson Mwangi Macharia, MCA
- 11. Hon. Patrick Musili Mbangula, MCA
- 12. Hon. Millicent Wambui Mugadi, MCA

ABSENT

- 1. Hon. Wilfred Odalo Oluoch, MCA
- 2. Hon. Jane Muasya, MCA
- 3. Hon. Mary Arivisa Mwami, MCA
- 4. Hon. Paul Ndung'u Irungu, MCA
- 5. Hon. Cecilia Achieng Ayot, MCA
- 6. Hon. Naftaly Wagura Mathenge, MCA
- 7. Hon. Lawrence Otieno Odhiambo, MCA

IN-ATTENDANCE

COUNTY EXECUTIVE

1. Mr. Fredrick Ndunyu

- Director, Markets

SECRETARIAT

1. Mr. Kevin Wasike

Clerk Assistant

2. Ms. Violet Akinyi

– Intern

MIN.014/SC-TTC/SEPT/2019 - PRELIMINARIES

The Vice-Chairman called the meeting to order at 12.00 pm and said the opening prayers. He then welcomed the Members present to the meeting and read the agenda which was adopted for discussion as proposed by Hon. Patrick Mbangula, MCA and seconded by Hon. Benson Mwangi, MCA as follows: -

- 1. Preliminaries (prayers & adoption of the Agenda)
- 2. Confirmation of Minutes 62nd & 63rd Sittings
- Consideration of the Annual Development Plan for the Year 2020/21 for the Sector of Commerce, Tourism & Cooperatives
- Adoption of the draft joint report on the consideration of the Petition by Dandora I
 Total Stalls Traders regarding the alleged demolition of their stalls by the County
 Government officials

- 5. Any Other Business
- 6. Adjournment

The Vice-Chairman having noted the presence of the Director of Markets in the meeting, invited him to brief the Committee on reasons of his presence. The Director informed that he was to table a report on issues requested by the Committee. The Vice-Chairman urged the officer to submit an official report through the office of the Clerk for official consideration by the Committee.

MIN.015/SC-TTC/SEPT/2019 - CONFIRMATION OF MINUTES

The Vice-Chairman took the Members through the Minutes of the 62nd Sitting held on 10th September, 2019. The confirmation of the Minutes was proposed by Hon. Millicent Mugadi, MCA and seconded by Hon. Jacinta Wanjiru, MCA and confirmed the same to be true record of the proceedings.

The Vice-Chairman took the Members through the Minutes of the 63rd Sitting held on 12th September, 2019. The Minutes were confirmed to be true record of the proceedings as proposed by Hon. Benson Mwangi, MCA and seconded by Hon. Patrick Mbangula, MCA.

MIN.016/SC-TTC/SEPT/2019 – MATTERS ARISING

There were no matters arising from the Minutes

MIN.017/SC-TTC/SEPT/2019 – CONSIDERATION OF THE ANNUAL DEVELOPMENT PLAN FOR THE YEAR 2020/21 FOR THE SECTOR OF COMMERCE, TOURISM & COOPERATIVES

The agenda was deferred to the subsequent meeting of the Committee.

MIN.018/SC-TTC/SEPT/2019 — ADOPTION OF THE DRAFT JOINT REPORT ON THE CONSIDERATION OF THE PETITION BY DANDORA I TOTAL STALLS TRADERS REGARDING THE ALLEGED DEMOLITION OF THEIR STALLS BY THE COUNTY GOVERNMENT OFFICIALS

The Secretariat re-tabled the draft joint report on the consideration of the Petition by Dandora I Total Stalls Traders regarding the alleged demolition of their stalls by the County Government officials. the Vice-Chairman took the Members through the draft report and the recommendations. The Committee further deliberated on the recommendations and adopted the report for tabling as proposed by Hon. Benson Mwangi, MCA and seconded by Hon. Doris Kanario, MCA.

MIN.019/SC-TTC/SEPT/2019 – ADJOURNMENT

There being no other business and time being twenty Minutes to One O'clock, the Vice-Chairman adjourned the meeting. The next meeting was to be held on Wednesday, 18th September, 2019 at 11.30 am.

CONFIRMED AS TRUE RECORD OF THE PROCEEDINGS

SIGNATURE.
(Chairperson)
DATE. 1897 789
SIGNATURE HOS
(Clerk Assistant)
DATE 16/9/2019



Web: www.nairobi.go.ke



City Hall, P. O. Box 30075-00100, Nairobi, KENYA.

SECURITY AND COMPLIANCE

REF: COSEC/CO/1/4/75/2019

DATE

: 28TH MAY 2019

COUNT

TLERK'S CHAMBER

2 8 MAY 2019

THE CLERK
NAIROBI COUNTY ASSEMBLY

RE:

REQUESTED DOCUMENTS FROM SECTORAL

COMMITTEE ON TRADE, TOURISM AND

COOPERATIVE

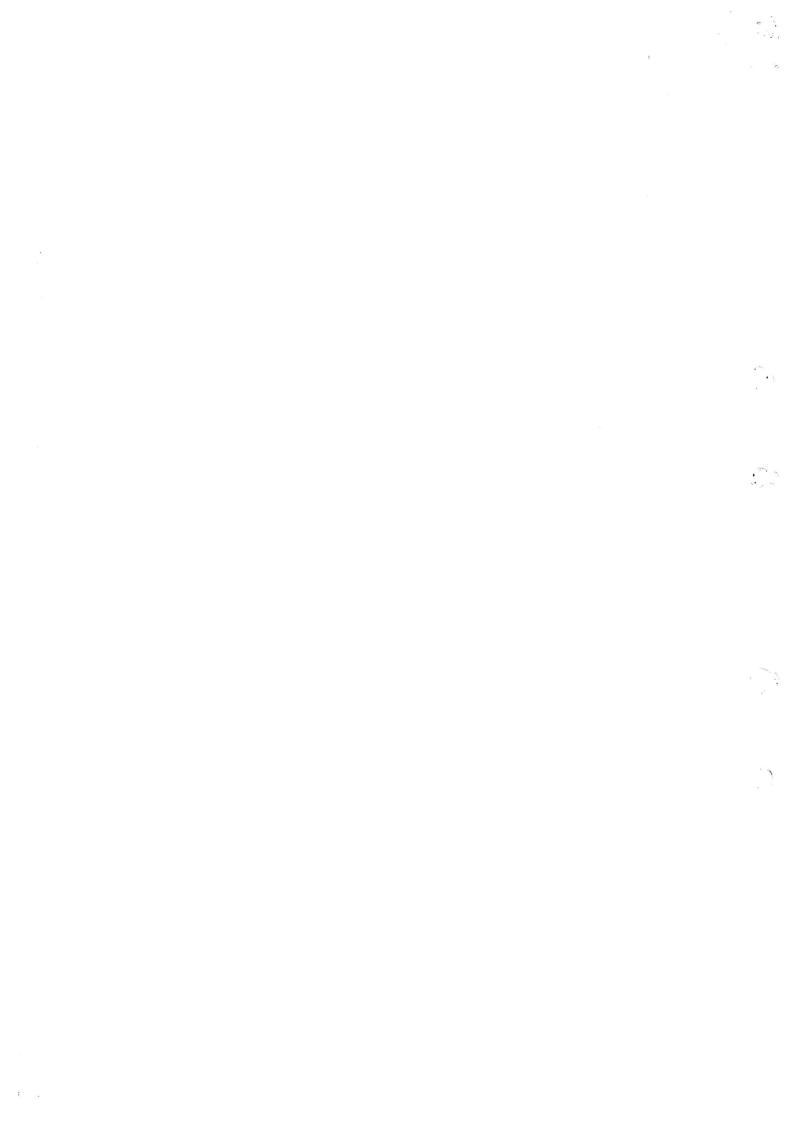
Attached herewith please, find the documents that were requested by the above committee during their seating on 28th May 2019 for your perusal and action.

KIPSANG KOSGEI

FOR: CHIEF OFFICER - SECURITY AND COMPLIANCE

Committee for the trest

02/5/6



NAIROBI CITY COUNTY

veb: www.nairobi.go.ke



P. O. Box 30075-00100. Nairobi, KENYA.

CITY INSPECTORATE DEPARTMENT

RE

DCI/6/20/VOL.XV/92/2018

Date: 6th August 2018

TO

JAMES KINUTHIA P.O BOX 72059-00200 NAIROBI

Dear Sir,

RE

DEMOLITION OF ILLEGAL STRUCTURES ON PLOT NO. 1067 DANDORA PHASE ONE - WORKSHOP

·We acknowledge receipt of your letter dated 27th July 2018 concerning the above mentioned subject matter.

> We wish to inform you that, my office is not in position to handle this issue and therefore urge you to redirect the issue to Director City Planning for verification.

TOM SEME

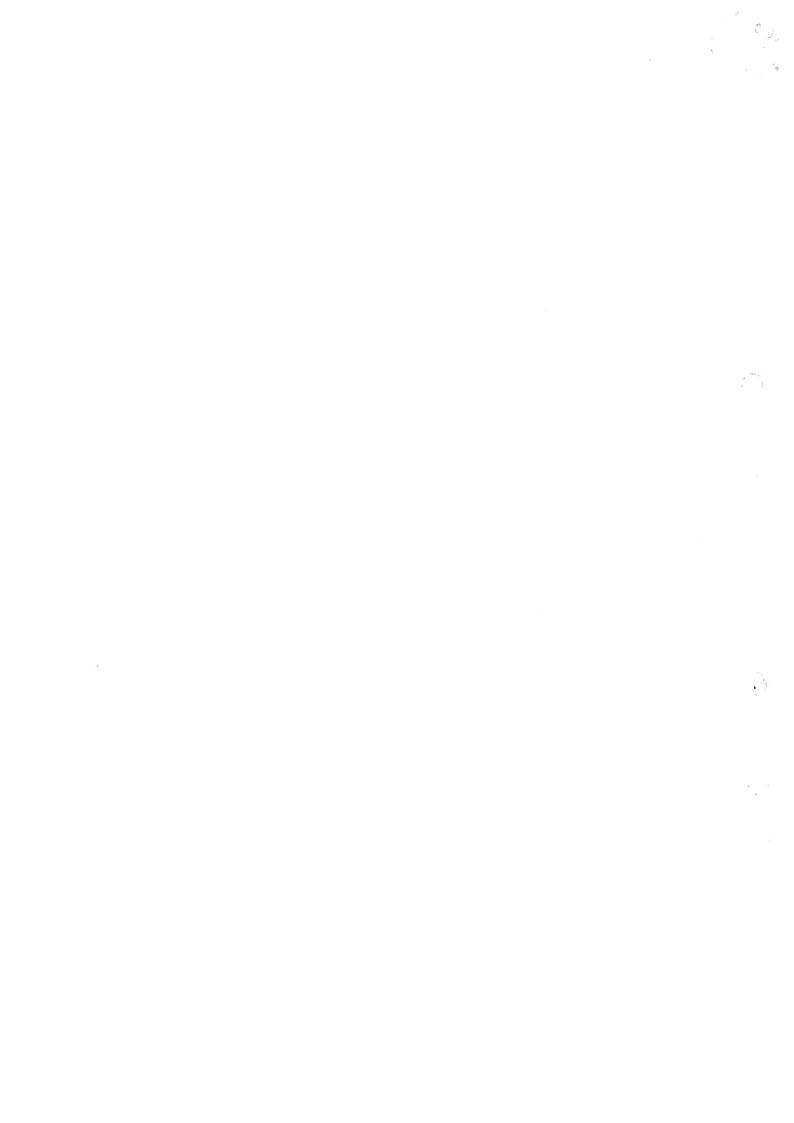
FOR; DIRECTOR CITY INSPECTORATE





THE DRECTOR VERYURGENT Deasit RG: DENOLISHAGOF 14LEGAL STRUTUR In PLOT NO 1067 DANDORD PHASEC WORKSHOP-I write about, the matter whichha Cying hole for the last 25 years The same is bound toutensed as my 0 6/20 upresslup by voltais effices Depotments do uners surfemed by allattae This being an affect 1-request you to assist me by semains the said iller as It was suffacefuto be servered Cast this week by something corped up while I don't gold with I for an I will make to defend it futher, I April & your Kind assistance Thanks in advomed Tit Kinghho 0731615141 2 6 JUL 2018 658/26/7/2018

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TOWN CLERK'S DECARIMENT

:RETARY/TOWN CLERK EGRAM: "MUNICIPALITY" HAIROBI EPHONE: 224281

CITY HALL P.O. BOX 300 NAIROBI KENYA

15th July, 1993

HDD/1023/64.P.A/CAM/LS

JAMES W. KINUTHIA . - .

I CRRTIES THAT THAT

B. K. MUCHUOILA M

Dear Sit/Madam,

LETTER OF ALLOTHENT DANDORA PL SE 1 -PLOT NO. 1067 - WORKSHO

I am pleased to Inform you that the Malrobt City Council has allocated to you the above mentloned plot subject to the following terms and conditions.

AREA:

.....(Hectares)

TENURE:

99 years with effect from 1.7.93

USER:

Commercial-cum-testdential.

ANNUAL RENT:

..... per annum (revisable i secondance with the Covernment Lands Act).

The following amounts are now due from you:-

STAND PREMIUM:

10.600/~

GROUND RENT!

(1.7.93 - 31.12.93)

2.400/-

DEVELOPMENT CHARGES

Kshs.....(Payable on Demand)

TUTAL

In addition, rates or apportionment thereof, conveyancing and registration fees, stamp duty, survey fees etc. and any other charges incidental to this transaction shall also be payable on demand.

Upon full payment being made, my surveyor will indicate to you the boundary

Please confirm your acceptance.

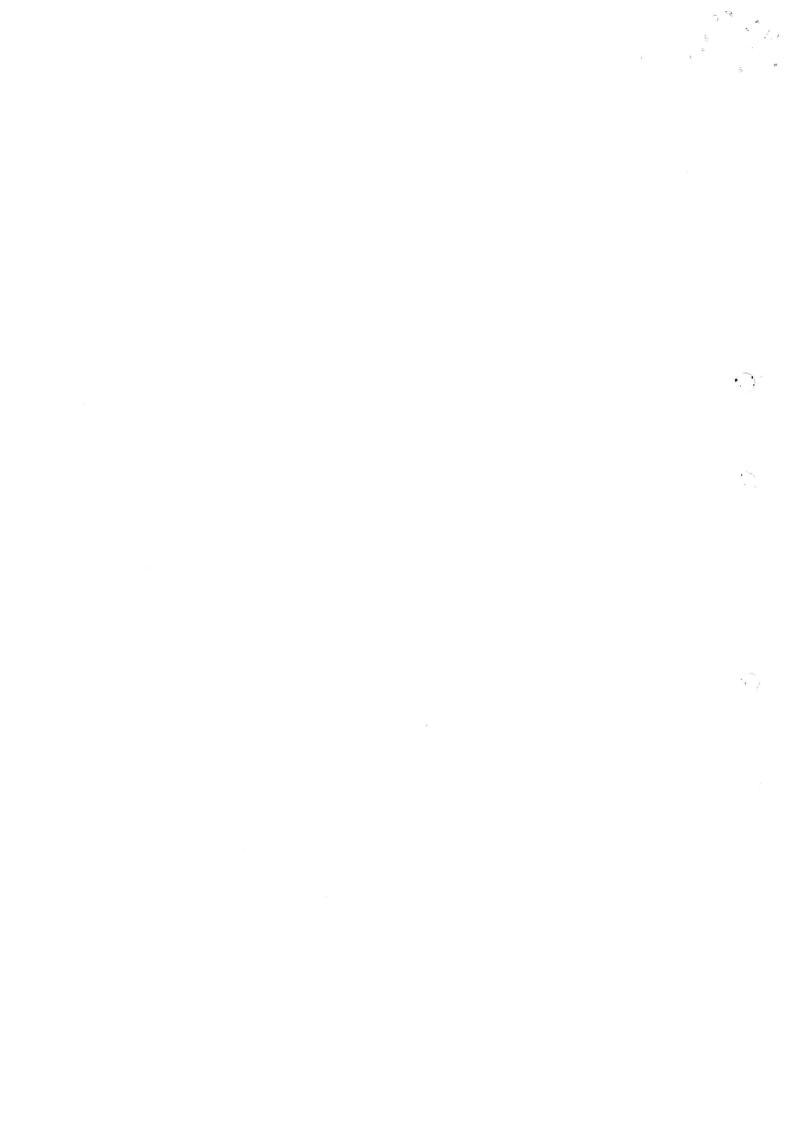
Yours faithfully,

Z.II. WANDERA (HRS)

IOWN CLERK

C.C. - Chief Counsel (C) Chiel Valuer

PER CLOSEPT ACCOUNT



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Telephone: 020 344194 Web: <u>www.nairobi.go.ke</u>



City Hall, P. O. Box 30075-0010 Nairobi, KENYA

OFFICE OF THE GOVERNOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

Our Ref: LS/007/001707/SGM/mk

 10^{TH} JULY, 2018

James W. Kinuthia P.O. Box 72059-00200 NAIROBI

RE: PLOT NO.1067 DANDORA WORKSHOP
- PHASE 1 OWNER: JAMES W. KINUTHIA

Your letter captioned as above, dated 2nd July, 2018 refers.

This is to inform you we have referred the matter to the County Assistant Director for Site & Service Schemes, Mr. A. Ochola.

Please liaise with the above-said office(r) for the necessary assistance.

S.G. MWANGI, LS (K)

FOR: COUNTY SECRETARY



CHIEF OFFICE OF LANDS NAIROBI CITY COUNTY P.O BOX 3005-00100

NAIROBI 2/7/2018

JAMES W. KINUTHIA

P.O BOX 72059-00200

Tel 0731615140 | 0F3943572

Dear Sir.

03 JUL 2018

RE: PLOT NO: 1067 DANDORA WORKSHOP- PHASE 1 OWNER JAMES W. KINUTHIA

The above mater refers

I write to request you to intervene for the ground survey and the issuance of the tittle deed for the same based on the process underway this is despite me having supplied all the relevant and necessary official documents as required by the director of HDD Dandora office like any other

The same director and Mr. A Ochola appears reluctant and selective to offer me the said free services besides my ownership of the said land having being upheld by the Nairobi city county Director of investigations and information analysis and at the same time the DCI Dandora police station up holding the same opinion. Against the same directors former position.

Please sir institute criminal investigations against illegal settlers in the said plot who are threatening my life and have some HDD ownership and rate payment document which I suspect

All the above are confirmed by the attached document

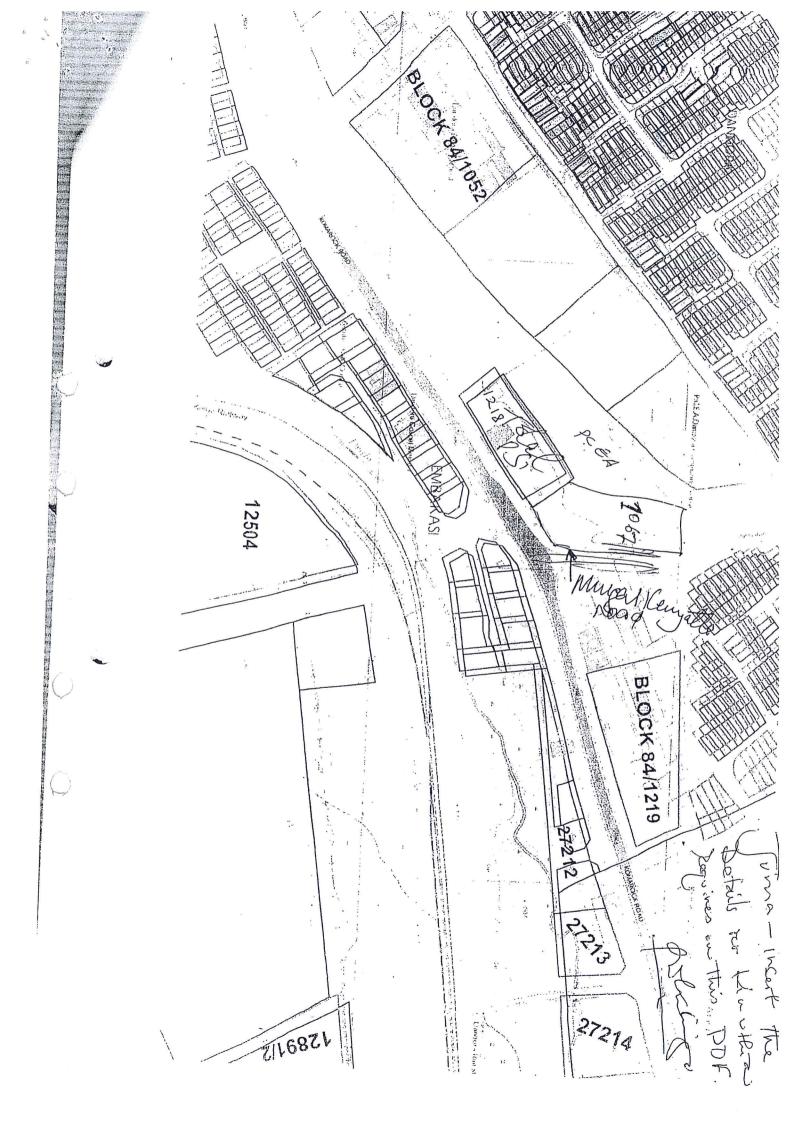
Thank you in advance

James W. Kingthia

DCI City County-FOR ALTUN'
29 Copies

Kease replythe









MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT

State Department of Housing and Urban Development National Buildings Inspectorate

Works House, Ngong Road, Nairobi Hotline: +254 726 123 123 +254 719 123 123

P.O. Box 30119-00100 Tel +254 (0) 20 2718050 Fax +254 (0) 20 2724470

Our Ref no. NBI/SEC/3VOL.IV (11)

30th April, 2018

Director of Planning, Compliance & Enforcement Nairobi City Council Government P.o Box 30076-00100 Nairobi

DEMOLITION OF ILLEGAL DEVELOPMENT ON PLOTENO. 1067 DANDORA PHASE 1 BELONGING TO MR. JAMES W. KINUTHIA

We refer to a letter dated 11th April, 2018(copy attached for reference) and the operations committee meeting of 26th April, 2018 on the above mentioned subject matter.

It was decided that the above matter can be dealt with by your department.

The committee decided that all procedures for illegal development be followed to avoid any litigation to the multi-sectoral consultative committee.

Please advise the complainant Mr. James W. Kinuthia on the action he needs to take.

TO SA CHADACH

Eng. S.N CHARAGU, HSC CHAIRMAN, OPERTIONS COMMITTEE



DIRECTORS' OFFICE
Fax: 22217704
Email: investigation@nairobi.go.ke
Web: www.nairobi.go.ke



City Hall, P. O. Box 30075 - 00100 Nairobi, Kenya.

INVESTIGATION & INFORMATION ANALYSIS DEPARTMENT

TO

COUNTY CHIEF OFFICER - LANDS

FROM:

DIRECTOR, INVESTIGATION AND INFORMATION ANALYSIS

REF :

IIA/1/2/VOL.XV/101/15

DATE:

5TH OCTOBER, 2015

EF.120/2013

RE

PLOT NO. 1067 DANDORA WORKSHOP - JAMES KINUTHIA

The complainant of the above case, one James W. Kinuthia, has been frequenting this o wanting to know the status of our investigation. This has been a great challenge to us ov to the unavailability of the much needed information from your office.

Further reference is made to your memo Ref; LS/06/236/RM/mk_dated 23rd June, 20 forwarding some documents to this office. However, after scrutinizing the documents, noted that the documents had been asked by your Sector (Dandora Office) to verify advice the complainant on the authenticity of the documents and status of the plot ownersh

Your attention is further drawn to our, and your, various correspondences vide memos F IIA/1/2/VOL.VI/224/13, dated 1/10/13, IIA/1/2/VOL.VII/307/14, dated 30/10/IIA/1/2/VOL.VII/7/14, dated 21/11/14, yours Ref; HDD/4/2/184 dated 11/10/LS/AD/SSS/AO/031 dated 9/2/15 and LS/AD/SSS/AO/181 dated 16/4/15. These letters a memos were given to you as attachments to our latest correspondence vide memor IIA/1/1/VOL.VI/237/2015 dated 15th July 2015, for your ease of reference. (Please TAKE NC that in the underlined reference above, your officer one, Mr. A. Ochola, had written to a complainant asking him to supply the documents to him for verification).

Consequently, after studying the various correspondences and analyzing the case, as it is up the present state, the main issue is the authentication of the complainant's alleged owners documents by your office. What is glaringly presenting itself is that after the verification, report on the same was to be made and be communicated to the owner and copied to the office for our further dealing.

It is also clear that the said complainant has also failed to present his documents to Housing Development Department officer as sought for authentication. In this regard advise that your officers write a last reminder to the complainant to produce same docur for authentication and if he fails to produce them the matter be closed as such.

From this end our file will remain closed no further Police Action since there is no m warranting further inquiry.

Be guided as such.

Regards.

GEOFFREY K. RIUNGU **DIRECTOR, INVESTIGATION & INFORMATION ANALYSIS** nn

C.C. :

Ag. County secretary

C.EC- Lands, Housing & Physical Planning

James Kinuthia

P. O. Box 72059 - 00200

Nairobi

GIRECTORS' OFFICE Fox: 22217794 Email: covestigation@nairobi.go.ke Wab: www.nairobi.go.ke



City Hall, P. O. Box 30075 - 00100 Nairobi, Kenya.



INVESTIGATION & INFORMATION ANALYSIS DEPARTMENT

COUNTY CHIEF OFFICER - LANDS

FROM: D

DIRECTOR, INVESTIGATION AND INFORMATION ANALYSIS

KEF :

IJA/1/1/VOL.VI/237/2015

DAFF

15TH JULY, 2015

EF.120/2013

7. 77

FLOT NO. 1067 DANDORA WORKSHOP-JAMES KINUTHIA

Reference is made to your memo Ref; LS/06/236/RM/mk dated 23rd June, 2015, forwarding documents to this office. Your attention is drawn to our memos Ref; IIA/1/2/VOL.VI/224/13, 1-0/13, IIA/1/2/VOL.VII/307/14, dated 30/10/14, IIA/1/2/VOL.VII/7/14, dated 21/11/14, your Fit D/4/2/134 dated 11/10/13, LS/AD/SSS/AO/031 dated 9/2/15 and LS/AD/SSS/AO/181 dated 14 Absolved for your ease of reference. (The underlined reference refers to a letter drawn by A. California of complainant asking for the said documents).

From the above correspondences the main issue is the authentication of the complainment's a connectship documents by your office, thereafter a report on the same is to be communicated to this for our further dealing:

In your last memo Ref; LS/06/236/RM/mk dated 23rd June 2015, you forwarded to this office the documents that were to be authenticated by yourselves without the desired authentication report. (attached the said documents). Do confirm their genuineness.

Further we had sought to know whether there are any other claimants of the property. In the event the any, please provide their claim documents with your status report.

Kindly but urgently do forward the said authentication status report for us to make an informed concit to this matter, the complainant is almost loosing faith in the way this matter is being expedited.

Treat as Urgent

GEOFFREY K. RIUNGU DIRECTOR, INVESTIGATION & INFORMATION ANALYSIS

C.C.: James Kinuthia

Ag. County secretary

C.EC- Lands, Housing & Physical Planning



DIRECTORS' OFFICE Fax: 22217704 Email: investigation@nairobi.go.ke Web: www.nairobi.go.ke



City Hall, P. O. Box 30075 - 00100 Nairobi, Kenya.

INVESTIGATION & INFORMATION ANALYSIS DEPARTMENT

FROM:

DIRECTOR, INVESTIGATION AND INFORMATION ANALYSIS

TO

ASST- DIRECTOR, SITE & SERVICE SCHEMES

REF

IIA/1/1/VOL.VI/87/2015

DATE :

27TH JANUARY, 2015

RE

RETURN OF PROPERTY FILE FOR PLOT NO 1067 DANDORA PHASE-1 WORKSHOP

I refer to your telephone conversation with my Deputy, Mr John Tanui, over the above matter, in which he expressed our desire for a response to our memo to the Chief Officer Lands, Ref; IIA/ 1/2/VOL. VII/7/014, dated 21st November, 2014.

In our follow-up with the said Chief Officer lands, we were informed that the matter was referred to you thus this consultation was caused. Similarly, the Director, Housing Development Department had requested this Department to implore on the complainant, one JAMES.K.KINUTHIA to provide the ORIGINAL letters of Allotment and other ownership documents for your confirmation and response thereto

In a copy of a letter provided to us, which is also in the property file, the complainant seem to have provided the information and documents requested. It is our desire that as you respond to him, may you favour us with a copy of that report to facilitate our conclusion of our inquiry.

Consequently, acknowledge receipt of the property file on the attached copy of this letter for your further action.

Brazz Director Grossoligation & La artime shootyous

GEOFFREY.K.RIUNGU <u>DIRECTOR INVESTIGATION AND INFORMATION ANALYIS</u>

C.C._ Chief Officer Lands

Chief Officer -Security, Compliance & Disaster Management.
Mr. James Kinuthia C/O P.O.BOX 72059-00200 NAIROBI.

NATIONAL POLICE SERVICE

Fax: 22217704 Email: investigations@nairobi.go.ke web: www.nairobi.go.ke When replying please quote,



DIRECTOR OF INVESTIGATION AND INFORMATION ANALYSIS CID - CITY HALL P.O BOX 30075 - 00100 NAIROBI

DIRECTORATE OF CRIMINAL INVESTIGATIONS

REF: IIA/1/2/VOL. VII/7/014

DATE: 21ST NOVEMBER, 2014

The Chief Officer - Lands, Nairobi City County, City Hall Annex, 5th Floor.

RE

PLOT NO. 1067 DANDORA WORKSHOP - JAMES W.

KINUTHIA.

The above matter has been a subject of investigation since 30th July, 2013. The same was occasioned by a complaint made by the area Community Policing Committee on behalf of the plot owner, through an unreferenced letter dated 30th July, 2013.

The Department wrote to the Director, Housing Development Department vide memo ref: IIA/1.2.VOL.VII/224/2013 dated 1st October, 2013 seeking authentication of the documents for determination of the ownership dispute. The Department of Housing Development Department responded vide memo ref: HDD/4/2/184 dated 11th October, 2013 requesting us to "advise the complainant to forward his Original Documents pertaining to the above plot". The complainant was advised vide letter ref: IIA/1/2/VOL. VI/234/13 dated 23rd October, 2013 to forward the original document to Housing Development Department

We wrote yet to Housing Development Department vide memo ref: IIA/1/2/VOL.VII/292/13 dated 9th December, 2014, seeking their authentication of the documents. They responded vide memo ref: HDD/4/2/004 dated 9th January 2014, that the documents had not been provided, where the Department telephoned the complainant.

On 15th January 2014, the complainant presented himself to the Legal Officer at Housing Development Department with Original Documents requested and a forwarding letter, which was duly stamped at the Housing Development Department on 29th January 2014at 10.40 am. The results of authentication have not been availed to us nor to the complainant. On the 22nd October2014, the complainant wrote to us seeking to have our opinion on why th Housing Development Department have not responded to his letter dated 15th January 2014, including the resultant outcome of our investigation.

The purpose of this letter is to seek your personal indulgence to have the response from Housing Development Department to racilitate our comprehensive reporting. I hereby attach the above mentioned correspondence for your ease of reference.

Kind regards.

Whom in

GEOFFREY K. RIUNGU
DIRECTOR, INVESTIGATION AND INVESTIGATION DEPARTMENT.

JKT/ahn.

Copy to: - James W. Kinuthia,

and again France 🕃

P. G. Box 72059 - 00200,

Nairobi.

Cell Phone No. 0733 945 522

JAMES W. KINUTHIA P.O BOX 720959-00200 NAIROBI Tel:0723-943522/0731-615140

16th May 2013

TO:

SUB-COUNTY COMMISSIONER

Desir Sir.

REF: REQUEST FOR POLICE SECURITY TO UNDERTAKE DEMOLITION O ILLEGAL STRUCTURES IN DANDORA PHASEI PLOT NO. 1067 OWNER JAMES KINUTHIA

I write in reference to a copy of letter dated 23th February 2017 from National Building Inspectorate which was addressed to the County Secretary Nairobi City County in reference t the above quoted matter.

I expected for a reply from you, however now the Nairobi City County is very willing to do above exercise urgently based on attached copies of the correspondents. I homely request you'te haise and team up with thom to remove the same illegalities which a continued by all concerned offices and entities though the local county HDD Officer appears protect them with his own reasons despite being aware of all these, having also given them notices but have refused to cooperate with the local DCI Officer despite the same offices investigation revealing and confirming my ownership of the same.

However, informal reliable and undercover investigations points at possibilities of these illeg settions and the hired goons maybe heavily armed considering the arrogant and threats to me the local police and also eviction notices servers, as they normally refuse to accept the same a the said servers place them on their doors cleverly. The said threats are reported in the said l Dandara police station vide OB 14/06/04/2018; I hope you will verify this.

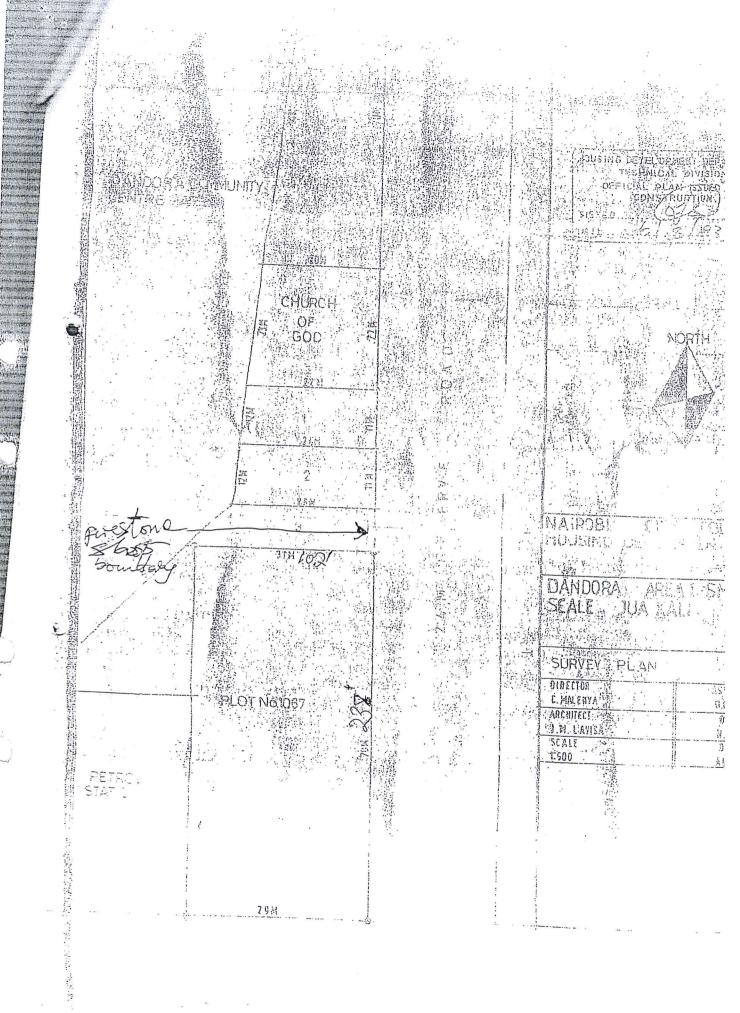
Further or schmenes are serious most recent and various documents by your current and coun se will as your predelessions office in

Please reply the letter, call the above contact to confection. Thanks in advance.

Reservedon 17/5/2018

James W. Simutata C Nocet Eb) County Volle Com andjob







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Telephone: 020 344194

web: www.nairobi.go.ke



City Hall. P. O. Box 30075-00100, Nairobi. KENYA

URBAN PLANNING & HOUSING

REF: UP&H/PCED/00120

1st December 2015

James K. Kinuthia P.O. Box 72059-00200 Nairobi

RE: ILLEGAL DEVELOPMENTS ON PLOT NO. 1067 - DANDORA PH. I

Your complaint letter regarding the above subject matter refers.

Our investigation revealed that illegally constructed structures exist on the above plot which prompted enforcement notices to be issued to the owners/developers of the same to remove the unauthorized structures. The period within which the structures were to be removed has long lapsed and the County Government is ready to remove the said unauthorized structures at the owners cost.

The property location being in a security risk prone area, the County Government has requested for a contingent of security personnel from the Police force to provide security during demolition of the illegal structures.

We shall inform you accordingly when the operation shall take place.

OPPLANNING COMPLIANCE & ENF.

FOR: COUNTY SECRETARY



Mr. James Kinuthia P.O. Box 72059 - 00200

NAIROBI

P.O Box 400- Ukunda Ndiani

Cell: +254 731 615 140 / 723 943 522

7th May, 2018

Director of | Planning, Compliance and Enforcement Nairobi City ANAIXOBI GITT OCULTY CITY COUNTY

P.O. Box 30476 4 GOADOSUB SECTOR SITE & SERVICE SUFFIME MAIROBI ativad chi

Attn: Mr. J. Kathenae S

Dear Sir

RE:

OF NAIROBI EIVED CHIEF OFFICER LANDS Date: 7/5/2018

DEMORTION OF ILLEGAL DEVELOPMENT ON PLOT NO. 1067 DANDOR PHASE 1 BELONGING TO MR. JAMES W. KINUTHIA

I further write in connection with the above matter which you are aware of.

I have approached the deputy director in charge of HDD office in Dandora - Mr. A Ochola, submitted all my land ownership documents including the communication between me and your office and other government arm offices about the same, h has confirmed the same as true copies of the said properties and on requesting him t team up with you and support this exercise which has been pending for close to 2 years and he has agreed to the request as the officer on the ground, the said evidence is attached here, 4 copies marked 1 to 4 as part of the documents submitted.

This is humbly to request you and other concerned offices including the said Dandora office to fast track this exercise to avoid further frustrations on me, and avoid me being locked out of the Title Deed issuance deadline as highlighted in the Newspaper dated 9th May 2018 and the pre-qualification of one of the Big Four Agendas of affordable housing and commercial projects by the National Governmen (both) whose fees charges are waived.

By copies to all the concerned offices! expect you to assist me and further protect me from the criminal activities and harassment being meted on me by the said illega developers and their goons despite reported this matter to the OCS Dandora Police

Station under OB No. 14/06/04/2018 without any action to date.

NATIONAL CONSTRUCTION AUTHORITY

P.O. Box 21046 - 00100

NAIRQBI

HISTORY Received on HISTORY PROCEEDED ON 107/05/2018

• 5 . ,) ×

Please acknowledge the receipt.

Yours faithfully,

James W. Kinuthia

CC:

1. County Secretary

(Nairobi City County)

2. Director of Survey

(Nairobi City County) ~

3. Deputy Director

(HDD Dandora)

4. Director

(Nairobi City County Inspectorate)

5. Secretary

(National Building Inspectorate)

Att: Eng. S.N Charagu.

HSC Chairman Operations Committee.

6. Nairobi County Police Commander.

7. Director

(National Construction Authority)

OFFICE OF THE (SECRETARY, NA

0 7 MAY 201

RECEIV

Telephone: 020 344194 Web: www.nairobi.go.ke



City Hall, P. O. Box 30075-001(Nairobi, KENYA.

OFFICE OF THE GOVERNOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

Our Ref: L5/03/138/SGM/mk

25TH MARCH, 2015

James W. Kinuthia P.O. Box 72059-00200 NAIROBI

RE: PLOT NO.1067 DANDORA PHASE I WORKSHOP - OWNER JAMES W. KINUTHIA

We have received your letter on the above subject, dated 11th February, 2015.

This is to advise you that we have forwarded your letter to Mr. Ochola, Assistan Director, Site & Service Scheme, Dandora to deal.

Afterwards you will be advised accordingly.

S.G. MWANGI - LS (K)

FOR: COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE



OFFICE OF THE PRESIDENT THE KENYA POLICE

Telegrams" POLICE "
DEPARTMENT
Lelephone
When replying please quote



DIRECTOR INVESTIGATION

CID CITY HALL (ANNEX)
P.O. BOX 30075 - 00100.
NAIROBI.

IIA/1/2/VOL. VI/234/13

OCTOBER 23, 2013

JAMES WARUINGE KINUTHIA ID NO. 0552452 TEL. 0723943522

RF

EF. 120/13

ELOT WO TOEL DAWDORY MUSKEHOP

Reference is made to your complaint regarding the above property dated 5/8/2013.

Our investigations are still in progress.

To facilitate further, kindly urgently forward the original documents pertaining to the said plot to the Director of Housing Development Department for her further dealing, preferably not more than 2 weeks from the date hereof.

With regards.

GEOFFREY K. RIUNGU

DIRECTOR, INVESTIGATION & INFORMATION ANALYSIS



8 APR 2018

FRORE, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT

State Department of Housing and Urban-Development

National Buildings Inspectorate

ng Road, Nairobi Hotline: +254 726 123 123

+254 719 123 123

P.O. Box 30119-0010 Tel +254 (0) 20 27180! Fax +254 (0) 20 27244

Our Ref no. NBI/SEC/3VOL.IV (11)

30th April, 2018

Director of Planning, Compliance & Enforcement Nairobi City Council Government P.o Box 30076-00100 Nairobi

DEMOLITION OF ILLEGAL DEVELOPMENT ON PLOT NO. 1067 DANDORA PHASE 1 BELONGING TO MR. JAMES W. KINUTHIA

We refer to a letter dated 11th April, 2018(copy attached for reference) and the operations committee meeting of 26th April, 2018 on the above mentioned subject matter.

It was decided that the above matter can be dealt with by your department.

The committee decided that all procedures for illegal development be followed to avoid any litigation to the multi-sectoral consultative committee.

Please advise the complainant Mr. James W. Kinuthia on the action he needs to take.

Eng. S.N CHARAGU, HSC CHAIRMAN, OPERTIONS COMMITTEE



JAMES W. KINUTHIA P.O BOX 720959-00200 NAIROBI Tel:0723-943522 /0731-615140

16th May 2013

TO:

SUB-COUNTY COMMISSIONER

MIRU SUB-COUNTY

Dear Sir.

REF: REQUEST FOR POLICE SECURITY TO UNDERTAKE DEMOLITION OF ILLEGAL STRUCTURES IN DANDORA PHASE1 PLOT NO. 1067 OWNER JAMES V KINUTHIA

I write in reference to a copy of letter dated 23th February 2017 from National Building Inspectorate which was addressed to the County Secretary Nairobi City County in reference to the above quoted matter.

I expected for a reply from you, however now the Nairobi City County is very willing to do the above exercise urgently based on attached copies of the correspondents.

I humoly request you to liaise and team up with them to remove the same illegalities which are confirmed by all concerned offices and entities though the local county HDD Officer appears to protect them with his own reasons despite being aware of all these, having also given them notices but have refused to cooperate with the local DCI Officer despite the same offices investigation revealing and confirming my ownership of the same.

However, informal, reliable and undercover investigations points at possibilities of these illegal settlers and the hired goons maybe heavily armed considering the arrogant and threats to me and the local police and also eviction notices servers, as they normally refuse to accept the same and the said servers place them on their doors cleverly. The said threats are reported in the said loc Dandora police station vide OB 14/06/04/2018; I hope you will verify this.

Further attachments are various most recent and various documents by your current and county as well as your predecessors officers.

Please reply the letter, call the above contact for collection.

Thanks in advance.

Yours faithfolly.

Recovedon 17/5/20/8 9.30am

C (Now to) Conty Police Comander/ For action urgently





MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT

State Department of Housing and Urban Development National Buildings Inspectorate

Works House, Ngong Road, Nairobi Hotline: +254 726 123 123

-254 719 123 123

00000000

P.O. Box 30119 - 00100 Tel +254 (0) 20 2718050

Fax +254 (0) 20 272 4470

Date: 28th February, 2017

Our Ref No: BI/SEC/3/ (136)

County Secretary Nairobi City County Government NAIROBI

Attn: Mr. J. Kathenge

Director, Planning, Compliance and Enforcement Department

ILLEGAL DEVELOPMENTS ON PLOT NO. 1067 DANDORA PHASE I BELONGING TO MR. JAMES KINUTHIA

We refer to the above subject.

We inspected the above mentioned property on 19th December, 2016 and confirmed that illegal developments which do not comply with building standards have been illegally erected on the plot. The illegal structures are not only unsafe but also lack proper sanitary facilities and sewage disposal rendering unsuitable for human habitation.

This is therefore to request you to arrange for the immediate removal of these illegal structures.

Arch. P.A Moturi

PRINCIPAL SUPT. ARCHITECT

For: SECRETARY, NATIONAL BUILDING INSPECTORATE

Copy to:

SUB-COUNTY COMMISSIONER

EMBAKASI NORTH



SERIAL	NIO	
OPKIAL	N()	

	NAIROBI CITY COUNTY 6721
H'A	YSICAL PLANNING ACT (CAP 286 LAWS OF KENYA) IROBI CITY COUNTY BY-LAWS
J:.	ENFORMCEMENT NOTICE OWNER DEVENDED TO TO TO THE COLUMN TO THE PERSON OF
	DANGERT NORMSHUP NO 69
	EMBAKARI NORTH SUB-COUNTY.
	The development described under has been carried out without the grant of permission and / or the follow conditions required on that behalf under Part V of the Physical Planning Act / Building Code / Others (Sp. Act CAP & Section 30
,	Subject to which permission for the development as described hereunder was granted in respect thereof un V of the physical Planning Act Building Gode, other By-laws has / have not been complied with
-	(Description of development) . N. M. K. G. M. L. C.
	You are hereby required to (describe steps to be and enaken) - STOR TO A STORY TO STORY TO A TOWN TO A THOUGHT HAVE A TOWN THE A TO
	Within a period of SA S from the date of this motice failing which the Nairobi City County may enter on the said land and execute the requirement as outlined begin above and may recover as a civil debt in any court of competent jurisdiction related expense. This notice shall take effection the Said Said Said Said Said Said Said Said
	If you at laggin 1 to 1 to 1 to 2 to 2 to 2 to 2 to 2 to
	Any person who uses or causes of permits to be used the land to which this notice relates or carries out or capermits to be carried out operations or the said land in contravention of this notice shall be guilty of an offen provided for in Section 30 of the Age —
1	Dated this
	cc. File SERVED ON SICE Date. O US I VOLUMENT NO
	2





(FINANCE)

KOMOROCK ROAD,DANDORA P.O. BOX 42047 NAIROBI KENYA

REF: S & S S /F/483/JM/dww

STAT	TEMENT OF ACCOUNT NO 1246042.	AC ATT	·			
ACCOUNT NAME JOWES W. Blinkthia PLOT NO: 1067 AREA Dauclorg I Wishop.						
DY OF	1067 D					
PLO	TNO: 1001 AREA DALCIO	5 1 W/8h	8.			
DATE	5-113/2018					
Kindl	y note that your account has the following outstanding	normants on to bullet.				
S/NC	ITEMS		Delow:			
Code		AMOUNT	AMOUNT			
1.	PRINCIPAL AMOUNT	DUE (KSHS)	PAID(KSHS)			
2.	INTEREST IN LIEU OF NOTICE					
3.	ROAD MAINTENANCE	·	 			
4.	MONTHLY CHARGE					
5.	GROUND RENT [OV] - [OV8]	19200				
6.	RATES [0(/] - [:0(8]		6.30			
7.	INSURANCE	87-970	8770			
8.	STAND PREMIUM	•				
9:	WARKETSALE	Transport to a greated case, and of	- Characteristics			
10.	CLEARANCE CERTIFICATE					
11.	SURVEY FEES					
12.	TRANSFER FEES					
13.	LEASE CHARGE					
14.	LEASE AGREEMENT FEES					
16.	DUPLICATE CARD SEARCH FEES					
23.	WORKSHOP CLUSTER []					
24.	PITCH MONTHLY CHARGE					
25.	PITCH DEPOSIT					
26.	ALMANGAMATION					
28.	BEACON CERTIFICATE					
31.	CONFIRMATION OF OWNERSHIP		- A			
32	APPLICATION FEES FOR BEACON					
33	APPLICATION FEES FOR -SURVEY					
	TOTAL AMOUNT	0.763				
	KSH.	27930				
			<u></u>			

01141232396600-co-operative bank (city county)

245/2018 Sub mitteel this downwent to cether after requirements for 18 and Suray Pi

18 2 possibility per philis, topy pattibility ments, for 18. and Suray Pi

18 Cittle deed (Surance process as requested and accepted.)

Wheeled Computer plear day of the county of the county

*

WAIROBI CITY COUNTY

Telephone: 020 344194 web: www.nairobi.go.ke



City Hall. P. O. Box 30075-00100, Nairobi. KENYA

LS/AD/SSS/AO/031

OTHFEBRUARY 2015

JAMES W. KINUTHIA P. O. BOX 72059 - 00200 NAIROBI

Dear Sir

RE: PLOT NO. 1067 WORKSHOP DANDORA PHASE I

Refer to your letter dated 15/1/2014 addressed to Director, Legal Department in which you were required to submit your original plot documents to Director of Housing Development Department for authentication.

A copy of said letter was received on 29/1/2014 by the Housing Development Department.

We have no records to support that the said documents were verified and authenticated.

It is in the light of above, that you are kindly but urgently required to re-submit the same to the undersigned for authentication.

Yours faithfully

A. OCHOLA

for: CHIEF OFFICER, LANDS

c.c. : Chief Officer - Lands

: Chief Officer, Security, Compliance and Disaster Management

: Director, Investigation and Information Analysis

Recurd on 27/1/2015

*

NAIROBI CITY COUNTY

Telephone: +254 20 2224281 £mail: infor@nairobi.go.ke web: www.nairobi.go.ke



City Hall, P. O. Box 30078 Nairobi, KENYA.

URBAN PLANNING

REF: UP/POE/0065

15th May

The County Police Commander Nairobi County Nairobi

REQUEST FOR POLICE SECURITY TO UNDERTAKE DEMOLIT <u>OF ILLEGAL STRUCTURES IN DANDORA PHASE I</u>

This is a follow up of our letter to the OCPD – Buruburu dated 15th December ref UP/ADMIN/00080 and copied to your office.

Kindly assist us with about 50 police officers for the operation. Enclosed is a cop

Kalhenge.

J.M. KATHENGE <u> AG. CHIEF OFFICER – URBAN PLANNING</u>

Cc The OCPD Buruburu Police Division Nairobi

> on unsafe building structures Nairobi

Chairman Inter-Agency Committee Mr ochola recewed on 25/5/26

James W. Kinuthia P.O. Boy 72059-00200 Nairobi

Encl.

CPC Kopy delivered on 16/May2018 7306
BlBury Received on 18/5/2018
By Copy



NAMODICAY COUNTY

Telephone: +254 20 2224281 Email: infor@nairobi.go.ke web: www.nairobi.go.ke



City Haii, P. O. Box 30075. Nairobi, KENYA,

URBAN PLANNING

REF: UPVADMN/00080

15th December 2t

The OCPO
BuruBuru Police Division
Nairobi

RE: REQUEST FOR SECURITY FOR DEMOLITION OF ILLE

We have persistently received a complaint from a Mr. James W. Kinuthia invasion of his plot by unknown persons and erection of structures therein.

This is a request for at least 50 points officers to assist in providing recurry con

J.M. KATHIENGE

AG. COUNTY CHIEF OFFICER - URBAN PLANNING

Col County Police Commander Nairobi County Nairobi

> James W. Kinuthia P.O. Box 72059-00200 Nairobi

Received.

Notite to county Police commander

with a copy to ocpp.

Albert 15/12/17

Alpert Daying



Telegrams: "CRIMINAL" Nairobi Email: director @cid.go.ke Tel: 020343312, 0202603724. CID/IB/LFIU/SEC/4/41/VOL. V/90



MAZINGIRA HOUSE KIAMBU ROA. P.O. Box 30036NAIROBI. 14TH NOVEMBER, 2013

DIRECTORATE OF CRIMINAL INVESTIGATIONS

The D.C.I.O
Buruburu Division
P.O.Box 347
NAIROBI

RE: COMPLAINT BY JAMES KINUTHIA AGAINST YOUGH ALIAS
KARIS FOR SUBDIVIDING HIS COMMERCIAL PLOT NO. 1067
WORKSHOP IN DANDORA PHASE ONE AND SELLING TO MEMBERS
OF THE PUBLIC WITHOUT HIS CONSENT.

The above matter refers.

reporting that he was allocated a plot by City Council and had paid all the dues to the council. That, he has all the documents to prove ownership but the same has been subdivided by the person named above. The matter warrants investigation

The DCI has directed that you investigate the matter with a view of taking appropriate action and apprise him on the progress and outcome of your investigations. By accopy of this letter the complainant has been advised to report to your necessary action.

(N.W. ETTYANG)

FOR: DIRECTOR OF CRIMINAL INVESTIGATION

Mr James Kinuthia P.O.Box 282645-00100 NA!ROBI

 Kindly report to the DCIO Buruburu at your earliest convenient time during normal working hours for assistance.

CCIO Nairobi County

- for information

NAIROBI CITY COUNTY HOUSING DEVELOPMENT DEPARTMENT RECEIVED ON LIERGINOUL TIME IL: HE CAM

JAMES W. KINUTHIA P.O Box 72059-00200 NAIROBI

TEL: 0723-943-522

15th January, 2014

anirector (Legal Department)

(Dandora) 30075 XOO AROBI, KENYA

ear Sir/Madam,

RE: PLOT NO.1067- WORKSHOP DANDORA PHASE I OWNER JAMES W. KINUTHIA.

I thank you very much for your letter dated 9/1/2014 Ref HOD 14/2/003 and refer 11A/1/2/Vol. V1/234/13 by the Director Investigation and Information Analysis from C.I.D City Hall Annex.

I was requested to forward the following original documents to your office as per the above referred letter.

- Letter of Allotment issued on 15th July 1993
- 2. Beacon certificate issued on 12th March 1994
- 3. Receipt No. 286890 (rent) total amount Kshs. 2,400/= dated 26th September 1994.
- 4. Receipt No. 286889 (standing premium) Kshs. 10,600/= dated 26th September 1994. 5. Receipt No. 286891 (survey and Legal) Kshs. 76,300/= dated 26th September 1994.
- 7. Receipts Nos. 166177 and 166184 annual renewals for 2010 dated 27th September 2010 and 29th September 2010 all total is Kshs. 12,400/=. 8. Copy of computer printout dated 2nd February 2000

Please also assist in the following:-

a) Initiate a quick process of issuance of title deeds.

b) Give me my official search certificate vide receipt No. 311029 dated 27th November 2013

Effect immediately enforcement notice to illegal settlers served by your office on 17th November 2010 and vide letter dated on 14th January 2013 by PS, Ministry of Local

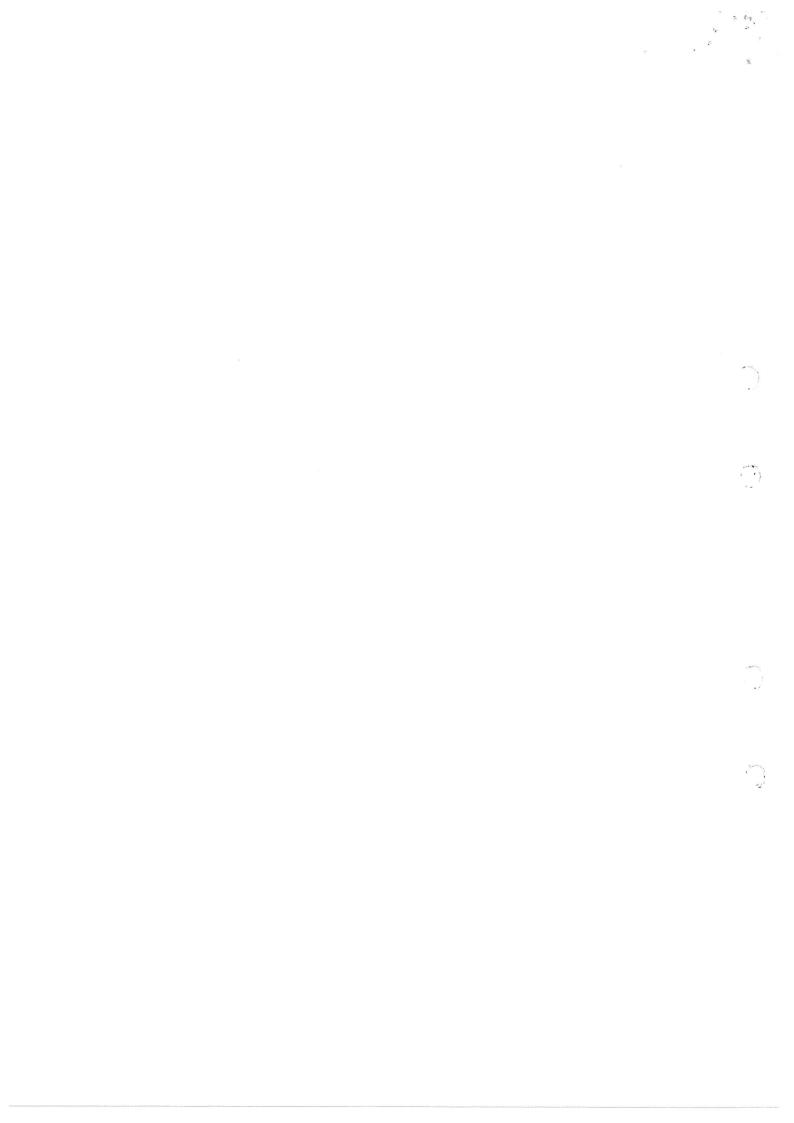
Thanking you in advance for your cooperation.

ours faithfully

DIRECTOR INVESTIGATION AND I, A CITY HALL ANNEX C.

DIRECTOR OF PLANNING NAIROBI COUNTY

Enclosed 9 copies.



NATIONAL POLICE SERVICE

Telegrams: Email: diverimeburuburu@yahoo.com

CID/C/CRI/6/4/(B)/VOL VI/428



CRIMINAL INVESTIGAT DIVISIONAL CID

14TH NOVEMB

DIRECTORATE OF CRIMINAL INVESTIGATIONS

TO O/C C.I.D DANDORA DANDORA POLICE STATION DANDORA

(ATT: CPL F. MBUGUA)

RE: COMPLAINT BY JAMES KINUTHIA AGAINST YOUGH ALI KARIS FOR SUBDIVIDING HIS COMMERCIAL PLOT NO. 1067 I DANDORA PHASE ONE AND SELLING TO MEMBERS OF PUBL

The above matter refers.

This office is in receipt of a letter from the D.C.I Ref CID/IB/LFIU/SEC 4/2 V/90 dated 14th November 2013 in respect of the above complaint.

The complainant alludes that he has all the documents of ownership but the I been subdivided and sold by the above quoted suspect.

Kindly but urgently investigate the matter with a view of taking appropriate a and thereafter confirm to this office action taken for us to appraise the D.C.I appropriately.

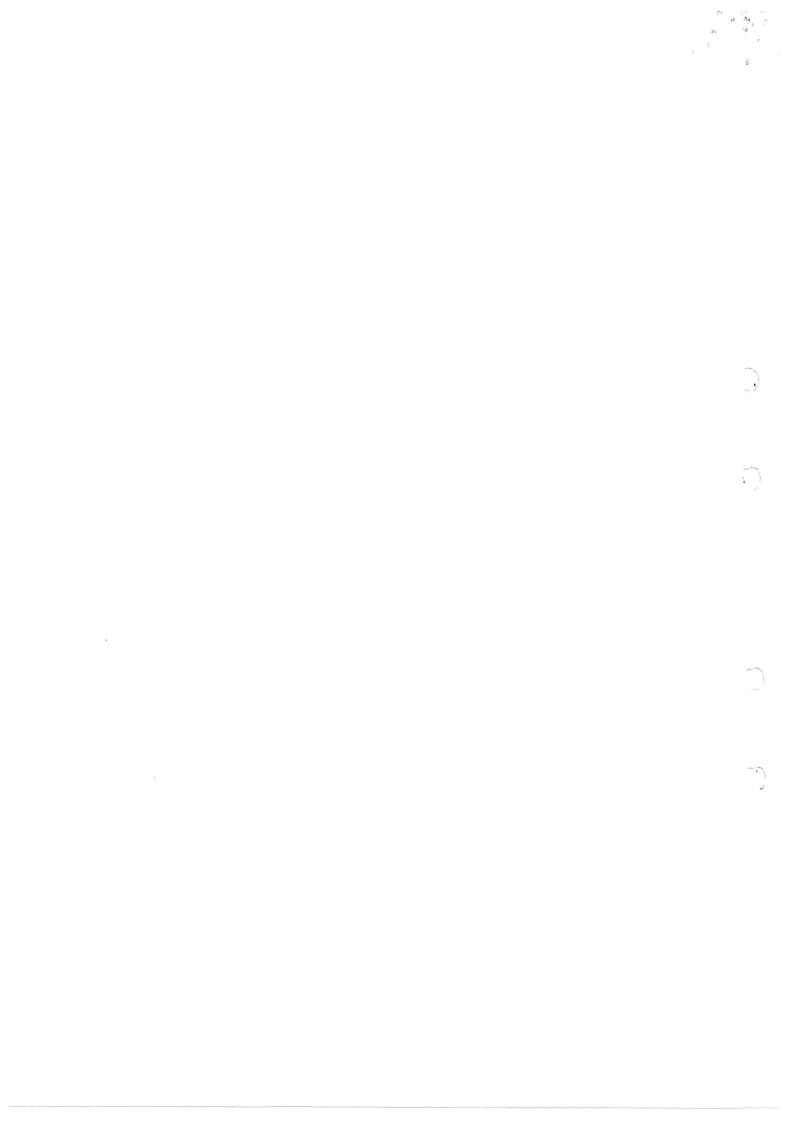
Proceed accordingly.

(H.M. KIAMBATH)

DCIO BURUBURU

Mr. James Kinuthia P.O.BOX 282645-00100

NAIROBI





Hill Plaza
1ST Floor
Ngong Road, Nairobi
www.nca.go.ke

P.O Box 21046-00100 Nairobi, Kenya DL: 0700021222 info@nca.go.ke

Ref: NCA6/1/Vol. 1/103

Date: 3rd July, 2015

The Director

Planning Compliance and Enforcement.

Nairobi City County Government

P.O Box 30015-00100

NAIROBI

Dear Sir/Madam,

RE: COMPLAINT AGAINST NAIROBI CITY COUNTY OVER ILLEGAL STRUCTURES ON PLOT NO. 1067 DANDORA PHASE ONE

Reference is made to the above matter.

The National Construction Authority is a state corporation established under section 3 of the National Construction Authority Act No. 41 of 2011 with a mandate to oversee the construction industry and coordinate its development.

The Authority recently received a letter of complaint against yourselves by Mr. James. W. Kinuthia. He alleges that an enforcement notice was issued in November 2010 by the former City Council of Nairobi over illegal structures erected on his Plot number - 1067 Dandora Workshop. The referenced documents are annexed herewith.

Kindly advise on the status of this matter.

Samson Lukoba

FOR: EXECUTIVE DIRECTOR

Copy to:

James W Kinuthia P.O Box 72059-00200

NAIROBI





GOVERNOR"S OFFICE TELEPHONE: 224282

CITY HALL P.O. BOX 30075 **NAIROB**i

HOUSING DEVELOPMENT DEPARTMENT

HDD/4/2/003

9[™] JANUARY 2014

JAMES WARUINGI KINUTHIA P. O. BOX 72059 - 00200

NAIROBI

Dear Sir

RE: PROPERTY SEARCH - PLOT NO. 1067 DANDORA PHASE I WORKSHOP - OWNER JAMES W. KINUTHIA

Your letter dated 10th November 2013 authorizing Ramathan Rashid Mohamed to be issued with the plot ownership details refers.

This is to advise you that the search certificate issued to Ramathan Rashid Mohamed is hereby revoked.

MWANGI CHIERA

DEPUTY DIRECTOR, HOUSING DEVELOPMENT

Encl. Search Capy for Morked 1



TELEPHICHE: 791131/2/3, 792464

KOMOROCK ROAD, DANDORA P.O. BOX 42047-00100, NAIROBI KENYA.

HDD/1/26

HOUSING DEVELOPMENT DEPARTMENT

S/NO:

			SEARCH	CERTIFICATE
	(40)		***	
S				

This certificate is varied for one transaction only.

	THE LOAD	
PART A	DATE DATE	. 1
APPLICANT'S P.O. BOX SEARCH FOR REASON FOR SIGN:	PLOT NO. 1067 SECTION/AREA PHREAD INCHIENCES ILO	
	ocuments must be presented;- authority to search owner's ID/Card	,,
PARTB	(FOR OFFICIAL USE ONLY)	ĸ
ID/No	pords held by the City Courcii of Nairobi Flot Vo. 10.67- James Dender of Pro. Box 1720159 00 200 day of Dec. 2017	the
Property file folio Prepared By:	s) reference Aolio 160 Name Signature Aolio 160 Signature	Sept c
Confirmed By:	In-charge Registry Sign	
Approved By:	Director, Housing Development Department	
Conditions of iss	Data 5/17/2017	į.

The Council shall not accept any liability whatsoever in the event of any commitments that may not have been brought to its attention at the time of issue.



WEBSITE: www.nairobi.go.ke
TELEPHONS: 791231/2/3, 792464

KOMOROCK ROAD, DANDORA P.O. BOX 42047-00100, NAIROBI KENYA.

HOUSING DEVELOPMENT DEPARTMENT

HDD/1/26

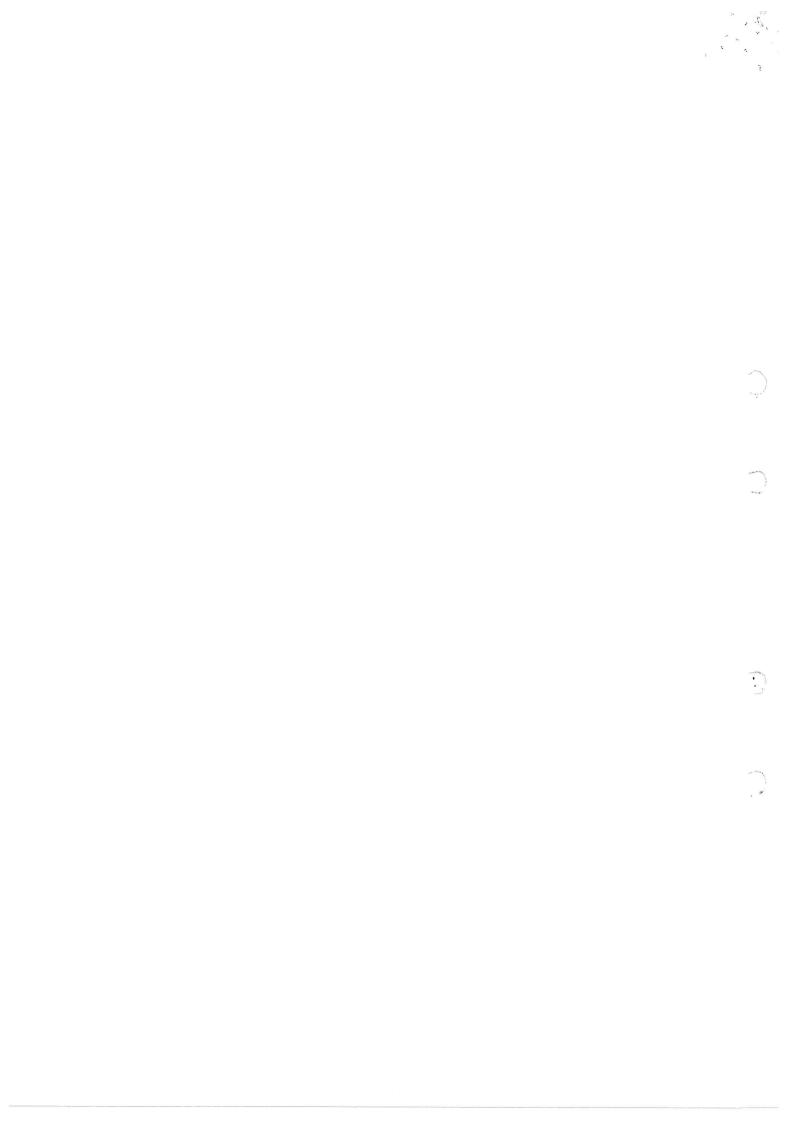
S/NO:

SEARCH CERTIFICATE

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	Confirmed By:	In-charge R Sign	egistiv Owword		Date?	,12/013	.,
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(Conditions of issu	<u>ıe</u> /	,			7	

This certificate is varied for one transaction only.

The Council shall not accept any liability whatsoever in the event of any commitments that may not have been brought to its attention at the time of issue.





Tw//L

WINISTRY OF LOCAL GOVERNMENT

Telegrams: "AUTHORITY Telephone Naimbi: 2217475"

ax: 2217869

Email: ps@localgovernment..go.ke

When replying please quote

Ref. No. . MLG. 1219 - 01/51

7.4 7. O. BOX 30

Date: January, 1

Town Clerk
City Council of Nairobi
City Hall
NAIROBI

PLOT NO. 1067 DANDORA PHASE I – (WORKSHOP INVASION AND ENCROACHMENT): - JAMES W. KINUTHIA

Enclosed, please find documents pertaining to the above named complainant who has persistently sought assistance from your office to remove the illegal occupants of his Plot. In the documents, exists an enforcement notice which I believe if effected will assist in resolving the problem.

Kindly assist and resolve the matter to alleviate his complaint.

Salim All Molla

FOR: PERMANENT SECRETARY



Competer printontre card

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From the Desk of P, K. Thuky P District Commissioner P District P Distri

The Hope Street was as a second with the secon

P.O. Box 30124-00100 Nagrobi, Kenya



OFFICE OF THE PRESIDENT PROVINCIAL ADMINISTRATION

Telegrams: Telephone: Nairobi 346845,341666 When replying please quote our Ref



DISTRICT COMMISSIONER NJIRU DISTRICT P.O. BOX 30124-00100 NAIROBI

DISTRICT, COMPUSE NUMBER SOLVE CO MARRODIA CO



S/No. HDD No. 141

CITY COUNCIL OF NAIROBI

PHYSICAL PLANNING ACT (ACT 286 LAWS OF KENYA) CITY COUNCIL OF NAIROBI BY-LAWS

ENFORCEMENT AID THE

erforcement notice
To: Developer /Occupier of Plot No ILLEGAL STRUCTURE DA PROT 1067 DANK
The development/subdivision of land described hereunder has been carried out without the grant of Act/Building Code/Others (Specify).
Physical Planning (Act 286 laws of Kenya) Section 30 (I) & (II) and Building By-Laws By Law 252(I), 16(I) and 42(I) adoptive By Laws 1968.
Subject to which permission for the development/subdivision of land as described hereunder was granted in respect thereof under Part V of the Physical planning Act/Building Code, other By-Laws has not been
Description of development or subdivision of land) - CONSTRUCTION OF PERMANETATI ILLEGAL STRUCTURE DN PLO - ENCROACHING ON A PLOT BELONGING TO A PIRO VED PLAN FROM TO WITHOUT HIS CONSENT
You are hereby required to (describe steps to be undertaken) TO STOP ANY FURTHER OPERATIONS ON THE ABOVE MENTIONED PLOT A DEMOCRATIVE SAID STRUCTURE, LARGE TO ASSISTED THE SOUTHER OF A
debt in any court of connecent invisible requirements as outlined herein above and may recover as civil
4. This notice shall take effect on the 16/11 day of Alev. 20 (1)
5. If you are aggrieved by this notice you may appeal to Liaison Committee or High Court as the case may be under Provisions of Part II of the Act before the aforesaid
6. Any person who uses or causes or permits to use the land to which this notice relates or carries out or causes or permits to carry out operations on the said land in contravention of this notice shall be guilty of
Dated this John day of MIN 2010 FOR TOWN CLERK
Dated thisf. 15day of
C.c Deputy Town Clerk Assistant Director (T) IIDD Assistant Director (CD) HDD Ward Manager KPL & Co. General Manager (W & S) File - BY-LAW ENFORCEMENT
-BY-LAW ENFORCEMENT (EMBAKASI DIVISION)



FOR NAIROBI CITY COUNCIL Toeth of a Muderofo From ers Muhistig Mismes Paul Gathama Naena HOUSING DEVELOPMENT DEPARTMENT 26 16 3 8 48 JOLO005 (019-10/77 MKTS (00) Dead 8/17-50 NAIROBI CITY COUNCIL WE TO GLAN NOON OF BEALT Near Cfs. MONTHLY. 5115 PHOTOGRAPH PICHA DATE DATTE STANDARD CONTRACTOR OF THE STANDARD CONTRA FINANCE DIVISION LLOTEES HN NJOROGE NGENGA JAME-TALKS 2-158 RECEIPT NO SIAC COMMUNITY DIVISION 63/36-00200 イルをてもないたの :13. IGNATURE / 10---Authority ref: FA'ND PREMIUM NNUAL RENT ROUND RATES T CSTALL ENDER STRUCKE LOTNO 018 ATE PAID OBOX

HDDCD001/8/OT. L STALL MAZIZET SELF HELY SCHEME 18 10 T. S. STALL MAZIZET SELF HELY PLOT NO __ (8)

Condition of issue

- 1. The land shall be developed in accordance with approved plans from the city council of Nairobi.
- Allotees should obtain beacons certificate from the Housing Development Departments survey section.
- Any building or other marks must be contained within the boundaries of the plot and should they overstep the said boundaries cost of removal and reconstruction must be borne by allotee.
- 4. The allotee shall pay rates and all other outgoing as may be imposed charged or assessed upon the plot.
- 5. Initial payment for the plot must be done within the first 30 days after issue of this card.

CITY COUNCIL OF NAIROBI

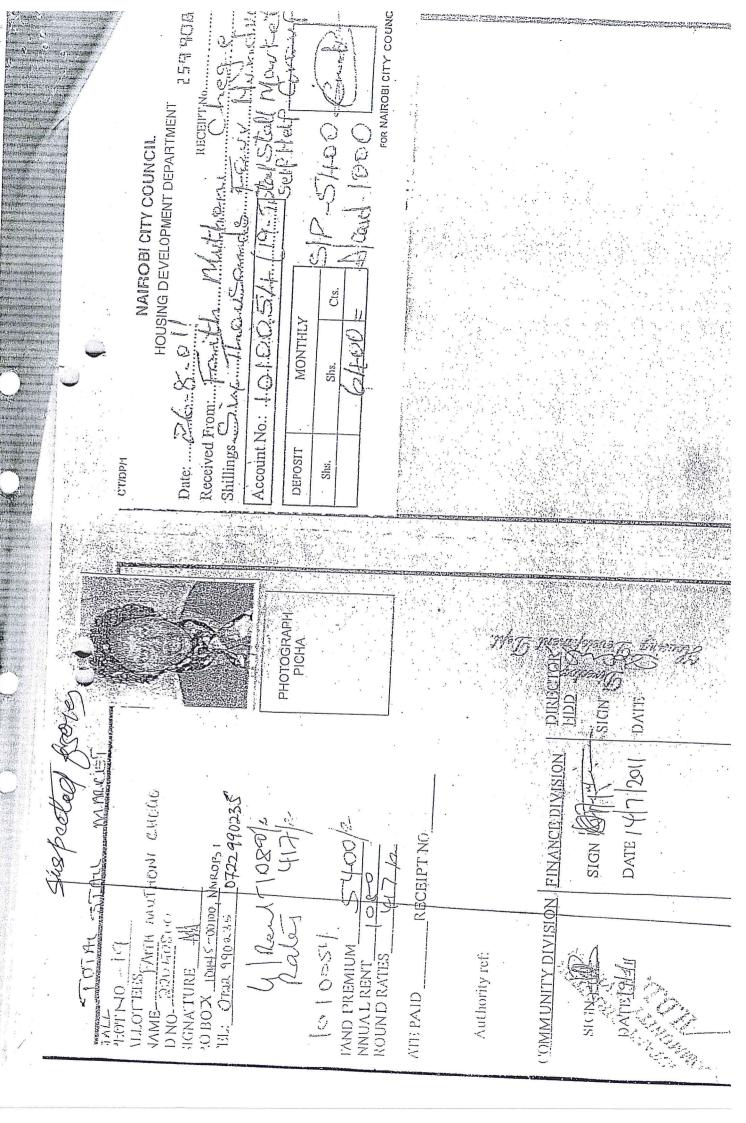
HOUSING, DEVELOPEMENT DEPARTMENT
KISPI KENSUP
PLOT FORMALIZATION CARD

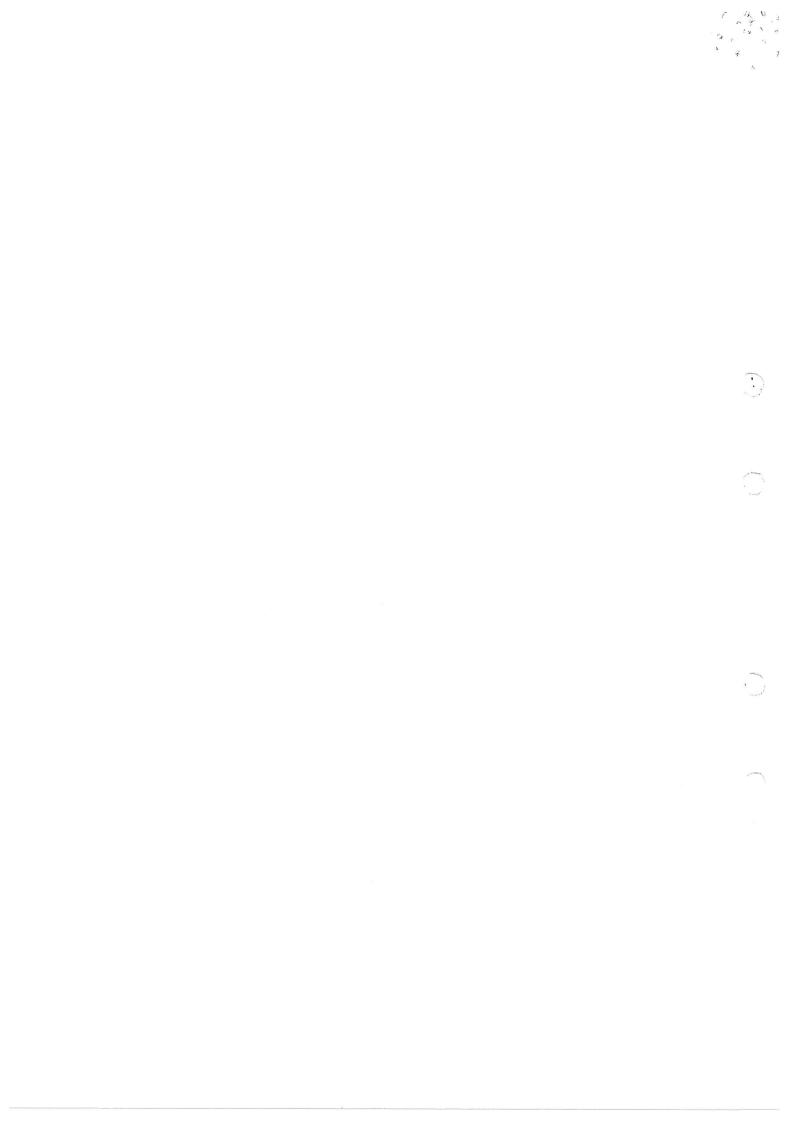


WARNING: KEEP TIIIS CARD IN A SAFE PLACE, PRODUCE IT WHEN MAKING PAYMENTS, REPORTTO DIRECTOR, LIOUSING DEVELOPMENT IF CARD IS MISPLACED/LOST

IR WERA KITABU HIKLMAHALI SALAMA, LAZIMA KITABU HIKI KITOLEWE WAKATI WOWOTE UNAPOLIPIA PLOT. UKIPOTEZA KITABU HIKI TAFADHALI PIGA RIPOTI KWA OFISI YA DIRECTOR, HOUSING DEVELOPMENT DEPARTIMENT.

NB: THE COUNCIL OF NAIROBI SHALL NOT ACCEPT ANY LIABILITY WHATSOFFVER IN THE EVENT OF PRIOR COMMINTMENT OR OTHERWISE.





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TOTAL TO THE PARTY OF THE PARTY				FOR NAIROBI CITY COUNCIL		DEPARTMENT 254400



RAND PREMIUM_ NNUAL RENT_____ ROUND RATIES___ EL: 072-1972844-0721992874 FOTNO OIS ATE PAID COMMUNITY DI Authority ref: 27158 RECEIPT NO TO THE OFFICE SIGN DATE PHOTOGRAPH PICHA THE SUPPLY THE BUSINESSED SUPPLY MONTHLY אטטאוואפ חבאברטבואובואו חרו לייוואיריאי 015025to de 2/8/12 SCH FOR NAIROBL CITY COUNCIL **经国际公司**



STALL



ARREST FOR TOTAL AND TOTAL

GROUP

DANDORA PHASE 1

No. 008 P.O.BOX

P.O. BOX 68186 - 00200, NAIROBI

STALL OWNERSHIP CERTIFICATE

This is to certify that:

MR/MRS/MISS 1RENE HJEDI VAMAU JD. NO. 5103004
ils registered owner of stall No.
in the above named project Development and will be according to the approved by Laws of the
Dated 4TH FEB 09
CHAIRMAN SECRETARY TREASURER TRUSTEE
Signs: And Accord

. * (x)